



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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11 St. Botolphs Road

, Worthing, BN11 4JQ

Asking price £300,000

Freehold Council Tax Band C



James & James Estate Agents are delighted to bring to the market this beautifully presented and recently redecorated and improved three bedroom home forming part of this modern development in St. Botolphs Road.

In brief the accommodation comprises covered entrance with storage, front door into entrance hall, feature double aspect lounge/diner with door on to the garden, modern refitted kitchen, under stairs storage cupboard, first floor landing with good size airing cupboard, three bedrooms... one of the bedrooms boasting full width mirrored wardrobe, modern fitted bathroom.

The rear garden is a particular feature of the property being laid to crazy paving for ease of maintenance with a timber shed. There is a carport and visitors parking.

There is a maintenance contribution towards the lighting and external areas of approximately £800pa.

Located in West Worthing the property is well connected by road, train and bus services to Worthing, Brighton, Chichester, Portsmouth and many other towns along the coast. There is a regular direct train service to Gatwick Airport, and London Victoria takes only an hour and forty minutes. Worthing town centre is approximately a mile and a half away with its comprehensive range of amenities and facilities.

Front door into entrance hall  
7'0 x 7'5 (2.13m x 2.26m)





Feature double aspect lounge/dining room  
15'11 x 15'4 (4.85m x 4.67m)

Modern refitted kitchen  
8'10 x 7'2 (2.69m x 2.18m)

Stairs to first floor landing

Bedroom one  
12'5 x 9'0 (3.78m x 2.74m)

Bedroom two  
9'5 x 11'1 (into wardrobe) (2.87m x 3.38m (into wardrobe))

Bedroom three  
6'1 x 7'3 (1.85m x 2.21m)

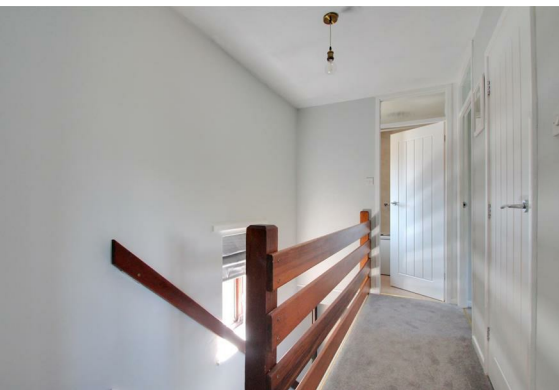
Modern refitted bathroom  
7'7 x 5'3 (2.31m x 1.60m)

Paved rear garden

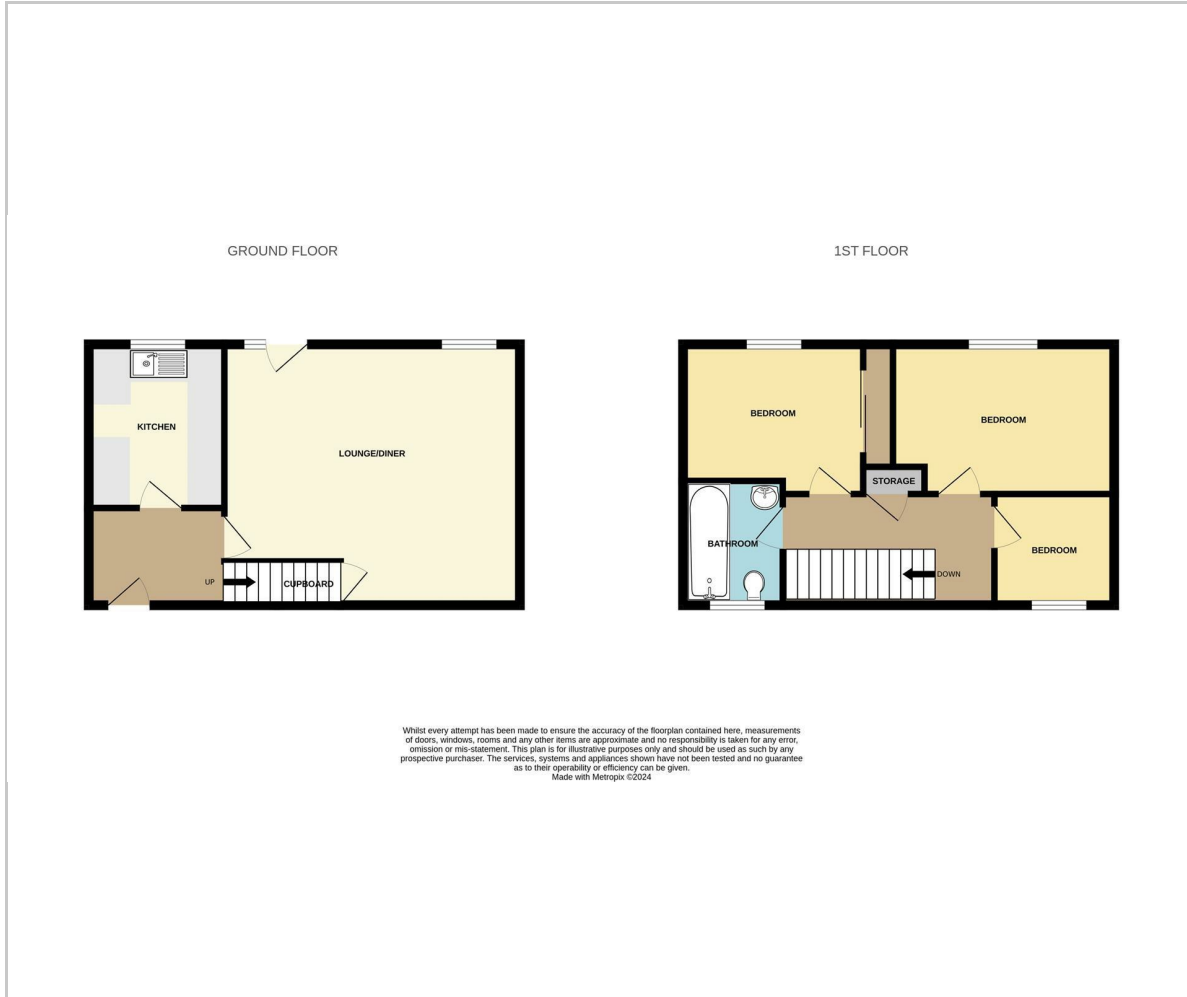
Timber shed

Carport

Visitors parking



## Floor Plan

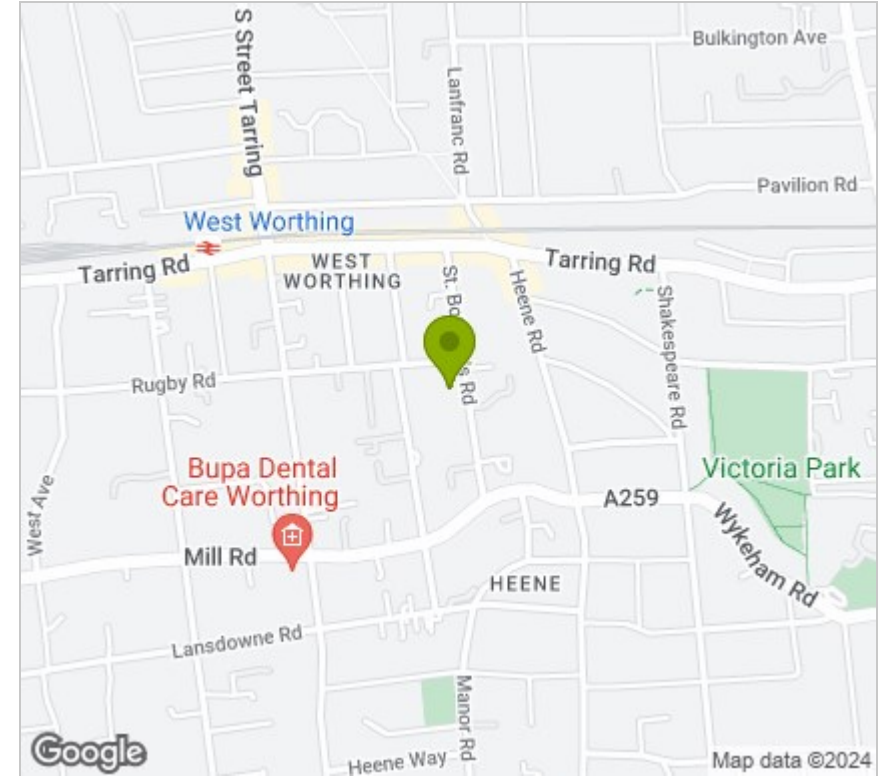


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

