



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

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

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

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



5 St Marys Court Durrington Lane

, Worthing, BN13 2QB

Guide price £240,000

Leasehold Council Tax Band B



A chain free two bedroom apartment with private entrance and parking in a popular development.

The accommodation in brief comprises private entrance with stairs to first floor landing and access to loft space, South facing, lounge with focal fireplace, two nice size bedrooms with bedroom two affording pleasing outlook towards the South Downs.

There is a modern fitted kitchen with integrated oven, hob and extractor fan, and a modern fitted bathroom with shower attachment and screen over the bath. There is also a good size airing cupboard.

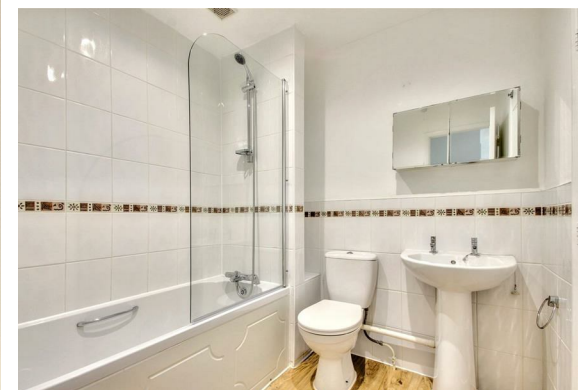
Externally communal gardens surround the property. There is an allocated parking space, and an additional visitors parking space. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely apartment.

Forming part of the St. Mary's Court development in Durrington Lane, local shops can be found nearby at Manor Parade which cater for everyday needs. Buses serve the area, and the nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities.

Service charge - £1260pa (approx)

Lease years remaining - 955 (approx)





Private Entrance

Stairs to First Floor Landing

South facing lounge with focal fireplace

17'1 x 10'5 (5.21m x 3.18m)

Modern fitted kitchen/breakfast room

8'11 x 9'4 (2.72m x 2.84m)

Bedroom One

10'9 x 10'5 (3.28m x 3.18m)

Bedroom Two

9'4 x 8'4 (2.84m x 2.54m)

Modern fitted family bathroom

6'11 x 6'7 (2.11m x 2.01m)

Allocated parking space

Visitors parking space

Well kept communal gardens

Floor Plan



Viewing

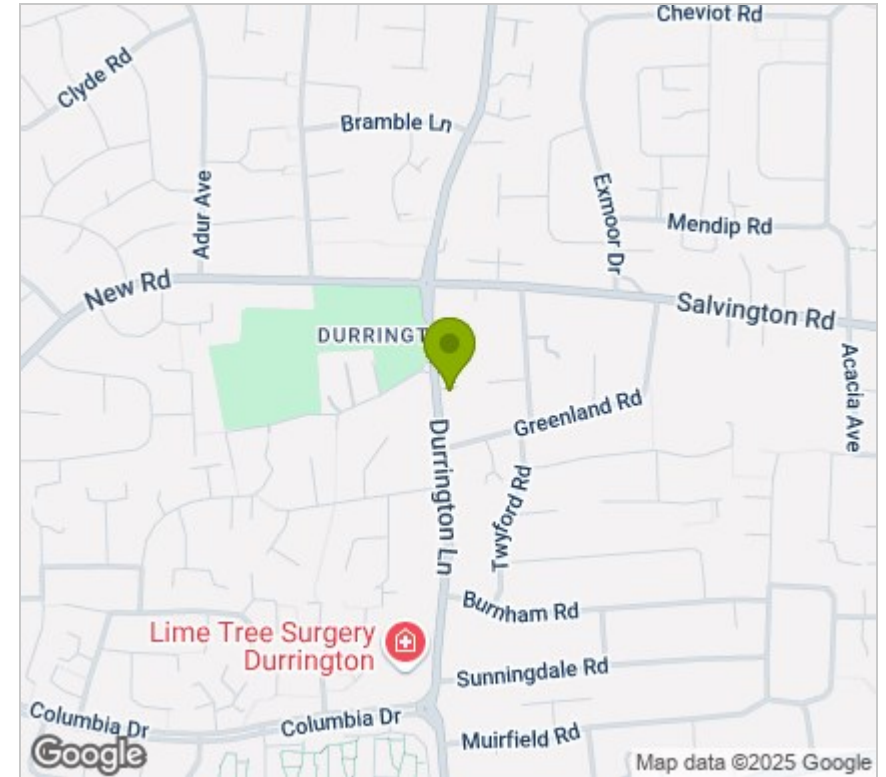
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

