



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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10 The Courtyard, St. Botolphs Road

West Worthing, Worthing, BN11 4JQ

Guide price £300,000

Freehold Council Tax Band C



James & James Estate Agents are delighted to bring to the market this CHAIN FREE three bedroom mews style house situated in the popular location off St. Botolphs Road and forming part of the popular Courtyard development.

In brief the accommodation comprises entrance hall, L shaped lounge/diner with under stairs recess, modern fitted kitchen, three bedrooms, family bathroom, and feature rear garden with gate giving access to the car port. Other benefits include gas central heating and no onward chain.

Situated in St. Botolphs Road, local shops can be found nearby in Tarring Road, and West Worthing station is also close at hand. Buses serve the area. Worthing town centre with it's more comprehensive range of bars, restaurants and pedestrianised shopping facilities is approximately two miles distance.

Please contact the vendors sole agents to arrange a private viewing.

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

Private entrance

Entrance hall

Lounge/diner  
24'5 12'1 narrowing to 7'7 (7.44m  
3.68m narrowing to 2.31m)

Fitted kitchen  
7'7 x 9'5 (2.31m x 2.87m)

Stairs to first floor landing





Bedroom one  
12'4 x 9'1 (3.76m x 2.77m )

Bedroom two  
11'1 x 8'2 (3.38m x 2.49m)

Bedroom three  
5'9 x 6'3 (1.75m x 1.91m)

Family bathroom  
6'9 x 6'6 (2.06m x 1.98m)

Small front garden

Good size rear garden

Car port



## Floor Plan

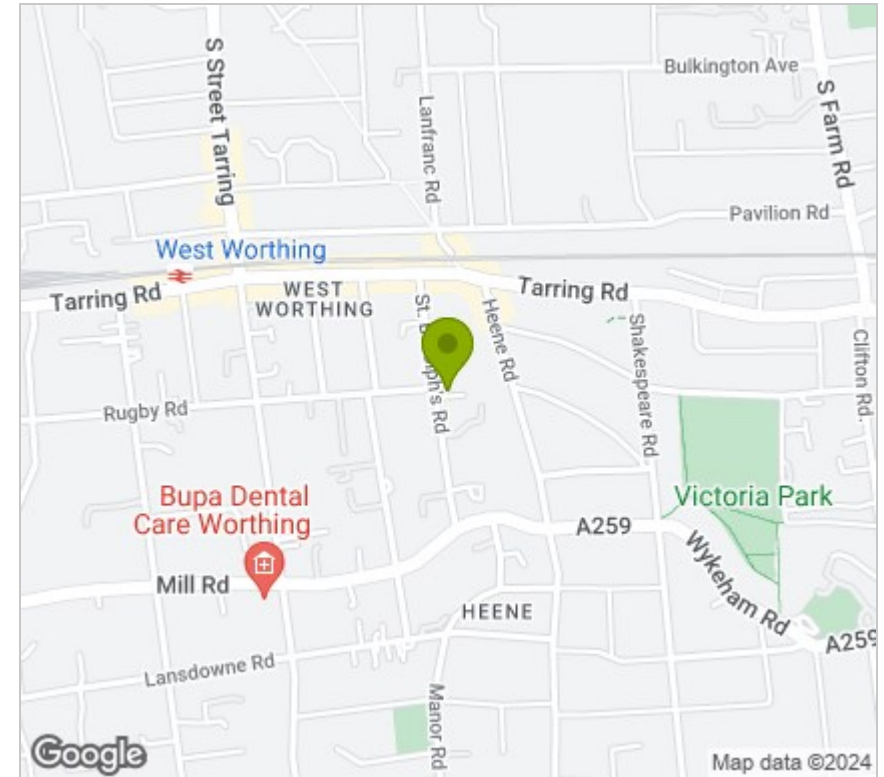


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

