



12, Aspen Court St Botolphs Road, Worthing, BN11 4JS

Asking Price £229,500

Morrisseys are delighted to market this well presented two bedroom apartment located within this modern and well presented development. The bright and spacious accommodation comprises open plan living room/kitchen with built in appliances, two double bedrooms, two bathrooms and ample storage space. Further benefits include an allocated parking space, no onward chain, private balcony and a long lease with a share in the freehold.



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Ground floor

Main communal entrance to communal hallway with lift and stairs to the second floor, front door to:

Entrance hall

Radiator, entry phone, wall mounted thermostat, built in shelved cupboard housing electric consumer unit and a further shelved cupboard with space for appliance.

Open plan lounge/kitchen

20'3 x 10'2 (6.17m x 3.10m)

Lounge: Radiator, double glazed doors leading to the balcony with a westerly aspect.

Kitchen: With a modern range of wall and base units with work surfaces incorporating a stainless steel sink unit with cupboards under, built in four burner electric, Electrolux hob with oven and grill under and an extractor fan over. Integrated fridge & freezer, integrated Electrolux dish washer, cupboard housing gas combination boiler, downlighting and a double glazed window with a south aspect.

Balcony

With far reaching views over Worthing and towards the south Downs.

Bedroom 1

10'4 x 9'8 (3.15m x 2.95m)

Radiator, double glazed window with westerly views and a built in wardrobe.

En-suite shower room

Suite comprising built in shower cubicle with electric shower with tiled surround, low level wc, pedestal wash basin, heated towel rail, part tiled surround, wall mounted medicine cabinet and ceiling spot lighting.

Bedroom 2

10'3 into door recess x 8'5 (3.12m into door recess x 2.57m)

Built in wardrobe, radiator and a double glazed window with a westerly aspect.

Bathroom

White suite comprising paneled bath shower attachment, low level wc, pedestal wash basin, wall mounted medicine cabinet, part tiled surround and a heated towel rail.

Allocated parking space

To the rear of the development.

Agents note

Lease: Approximately 900 years remaining

Share in the freehold

No Ground rent

Service charge £145 per month

Managing agents are Jordan & Cook

Disclaimer

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