



**St. Botolphs Road
Worthing, BN11 4JS**

£240,000

Gao
GetAnOffer



MAIN FEATURES:

- Well Presented Second Floor Apartment
- Open Plan Fitted Kitchen/Lounge/Diner
- Balcony
- Master Bedroom with En-suite Shower Room
- Further Double Bedroom
- Bathroom with Three Piece Suite
- Long Lease

This well-presented second-floor apartment in the sought-after Aspen Court offers a perfect blend of comfort, convenience, and coastal living. Situated in a desirable residential area, the property provides easy access to Worthing town centre, local shops, cafés, and transport links, while the seafront is just a short stroll away. The accommodation comprises a spacious fitted kitchen/lounge/diner, designed with modern living in mind. Sliding doors open onto a private balcony, ideal for enjoying morning coffee or evening relaxation. The master bedroom benefits from its own en-suite shower room, while a second double bedroom offers versatility for guests, family, or a home office. A stylish bathroom/wc completes the layout. Practical features include a long lease and an allocated parking space, ensuring peace of mind for residents.

The building is well maintained and offers a welcoming community atmosphere. Living in St. Botolph's Road means enjoying the very best of Worthing. The town centre offers a wide variety of independent shops, restaurants, and cultural attractions, including the historic Pavilion Theatre and the modern Splashpoint Leisure Centre. Excellent bus and rail connections make commuting to Brighton, Chichester, or even London straightforward. For outdoor enthusiasts, the beautiful South Downs National Park is within easy reach, offering walking, cycling, and scenic countryside views. This attractive apartment is an ideal purchase for professionals, downsizers, or investors seeking a low-maintenance home in a highly convenient and vibrant location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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