

Rugby Court, Rugby Road, BN11

£165,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- CHAIN FREE
- Ground floor flat
- One double bedroom
- West-facing lounge
- Fitted kitchen
- Bathroom and separate WC
- Purpose-built flat
- Approximately 0.2 miles from West Worthing train station
- Approximately 0.2 miles from local amenities
- Approximately one mile from the seafront and town centre

We are pleased to present this chain-free, one-bedroom ground floor flat. The property features a double bedroom, west-facing lounge, a fitted kitchen, a bathroom, and a separate WC. Ideally located close to local amenities and excellent transport links, this home offers both convenience and practicality.





INTERNAL

The property is accessed via a communal entrance with a secure phone entry system. The front door opens into a central hallway providing access to all rooms. The lounge is bright and welcoming, featuring a large west-facing window that overlooks the communal gardens. The kitchen is fitted with a range of wall and base units, with space for appliances and a built-in electric oven. The bedroom benefits from built-in storage, offering practical and convenient space. The bathroom includes a bath with an electric shower and glass screen, along with a wash hand basin. There is also a separate WC.

EXTERNAL

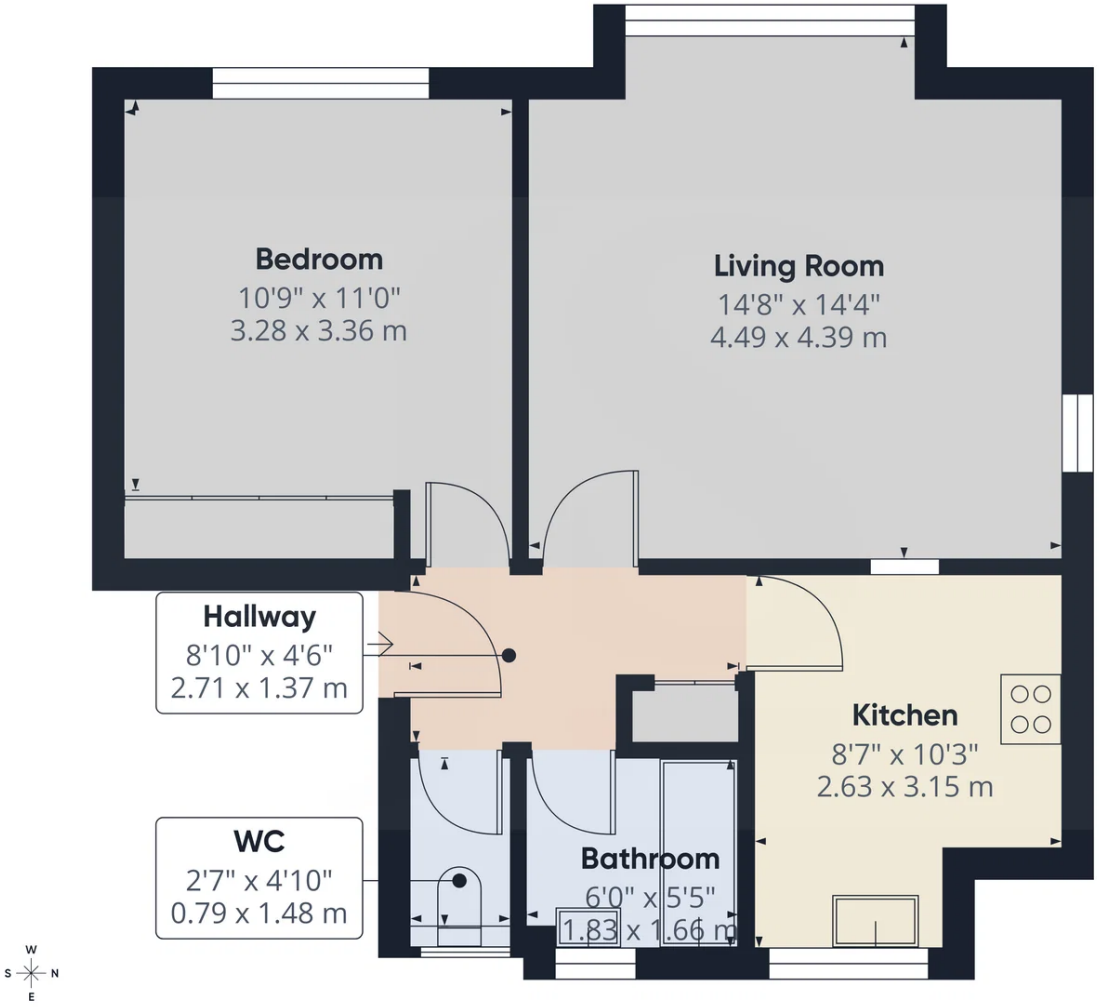
The property benefits from well-kept communal grounds.

SITUATED

Rugby Court is conveniently positioned on the corner of Downview Road and Rugby Road, just 0.2 miles from West Worthing station and local bus routes. Worthing town centre and the seafront are both approximately one mile away, offering a wide range of shopping, dining, and leisure facilities. Everyday amenities are close on nearby Tarring Road, around 0.2 miles away, where you'll find supermarkets, hair and beauty salons, convenience stores, eateries, and more.

TENURE

Leasehold – 935 years remaining
Figures for service charge and reserve fund for the period 29.9.24 – 24.3.2025 were £901.47.
Ground Rent: £20 per year



Approximate total area(1)

508 ft²

47.2 m²

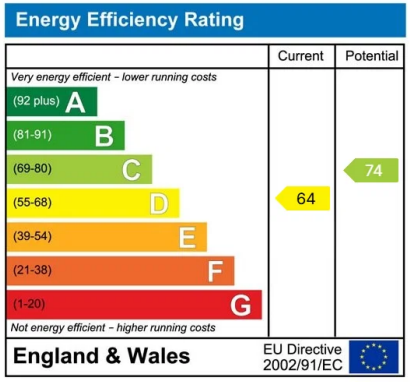
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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