



JAMES & JAMES
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The Old Stables 46 Station Road

, Worthing, BN11 1JP

Asking price £250,000

Leasehold Council Tax Band B



We are delighted to bring to the market this superb two bedroom apartment within a gated development, positioned in a popular location of Worthing.

The accommodation is arranged over two floors and offers a bright open plan living room/kitchen, two double bedrooms, two bath/shower rooms and a useful home office area on the second floor. The spacious main bedroom is a particular feature, with a floor to ceiling window bringing in plenty of natural light. Further benefits include a private entrance, first floor west-facing terrace, fitted storage and access via a secure gated courtyard.

Further benefits include gas fired central heating, double glazing and is presented to a good standard throughout.

Situated on Station Road, the property is ideally located close to Worthing Hospital, Worthing mainline railway station and the town centre. This property would make an ideal first home and viewing is strongly advised.

Lease years remaining - 106
Service charge £1745pa (approx)

[Private Entrance](#)

[Kitchen Area](#)

9'3 x 13'3 (2.82m x 4.04m)

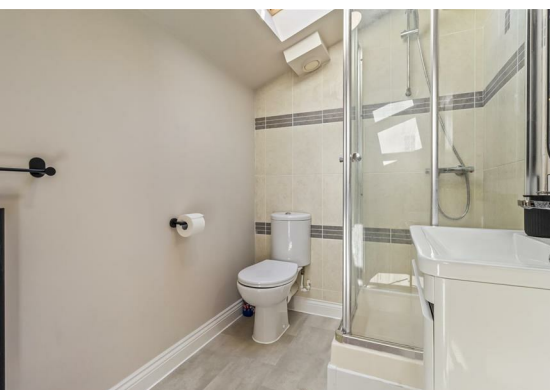
[Living Room Area](#)

14'9 x 13'3 (4.50m x 4.04m)





- Bedroom Two With Fitted Wardrobes
9'3 x 7'9 (2.82m x 2.36m)
- Family Bathroom
- Storage Cupboard
- Stairs To Second Floor
- Office Area
10'6 x 6'5 (3.20m x 1.96m)
- Large Storage Cupboard
- Fitted Shower Room
- Bedroom One
21'9 x 11'8 (6.63m x 3.56m)
- Terrace



Floor Plan



Viewing

Please contact our Broadwater Office on 01903 958282 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

