



St. Marys Court Durrington Lane

, Worthing, BN13 2QB

Guide price £225,000

Leasehold Council Tax Band B



We are pleased to present this well presented two double bedroom first floor apartment, ideally situated in the heart of Durrington, conveniently close to local bus routes, schools, parks and a doctor's surgery.

Offered to the market chain free, the property benefits from a private entrance, spacious lounge/diner overlooking the communal grounds, modern kitchen and bathroom, brand new double glazing installed in 2025, residents' parking and a long lease.

The property is accessed via its own private entrance with stairs leading to the first floor accommodation. The modern fitted kitchen features a range of wall and base units with tiled splashbacks, gas hob, electric oven with stainless steel extractor hood, combi boiler, and space for a washing machine, fridge freezer and slimline dishwasher.

There are two generously sized double bedrooms, with the principal bedroom enjoying a pleasant rear aspect overlooking the communal grounds. The second bedroom is also well proportioned and benefits from a useful built-in storage cupboard complete with hanging rail, shelving and drawers.

The contemporary fully tiled bathroom comprises a panel-enclosed bath with rainfall shower over, low level WC, wash hand basin and heated towel rail.

The spacious lounge/diner enjoys a westerly aspect with attractive views across the communal grounds, offering ample space for both living and dining furniture.

Externally, the development benefits from well-maintained communal gardens and residents' off-street parking available on a first come, first served basis. Additional features include newly installed double glazing in 2025, low outgoings, a long lease and the added benefit of no onward chain.

Lease years remaining - 954

Service charge - £966.85pa

Ground rent - £200 pa

Private entrance





Entrance hall
Stairs to first floor
Lounge/diner
Kitchen
Bedroom one
Bedroom two
Bathroom



Floor Plan



Viewing

Please contact our Worthing 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

