



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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St. Marys Court Durrington Lane

, Worthing, BN13 2QB

Guide price £240,000

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 - £1934 pa (approx)  
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.

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

