

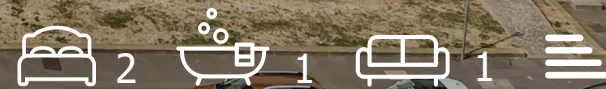


44 Stoke Abbott Court

Stoke Abbott Road, Worthing, BN11 1HJ

Guide price £170,000

Leasehold Council Tax Band A



A two-bedroom apartment with a private balcony, set in a fantastic central Worthing location

Set within Stoke Abbott Court, on one of Worthing's most conveniently positioned residential streets, this spacious and well presented first-floor apartment offers comfortable, low-maintenance living just moments from the seafront, town centre and Worthing Station.

From the moment you step inside, there is a welcoming entrance hall providing access to all the principal rooms and useful storage.

The living room is a particularly bright and inviting space, enjoying plenty of natural light and direct access onto the balcony. There is ample room for both comfortable seating and dining, making this a great room to relax in or entertain friends and family.

The separate fitted kitchen is modern, stylish and practical, with good storage and generous worktop space. Both bedrooms are well-proportioned doubles, offering plenty of room for wardrobes and additional furniture. The second bedroom would also make an excellent guest room, home office or hobby space.

The contemporary bathroom is finished with attractive tiling and features a bath with shower over, WC and wash basin.

One of the real highlights of the property is the balcony, providing a lovely outdoor space to enjoy a morning coffee, unwind at the end of the day or simply take advantage of the sunshine and coastal atmosphere.

Service charge £1600pa (approx)
Lease years remaining - 170





Entrance hall

Lounge
13'2 x 9'8 (4.01m x 2.95m)

Kitchen
12'0 x 6'5 (3.66m x 1.96m)

Bedroom one
14'1 x 10'1 (4.29m x 3.07m)

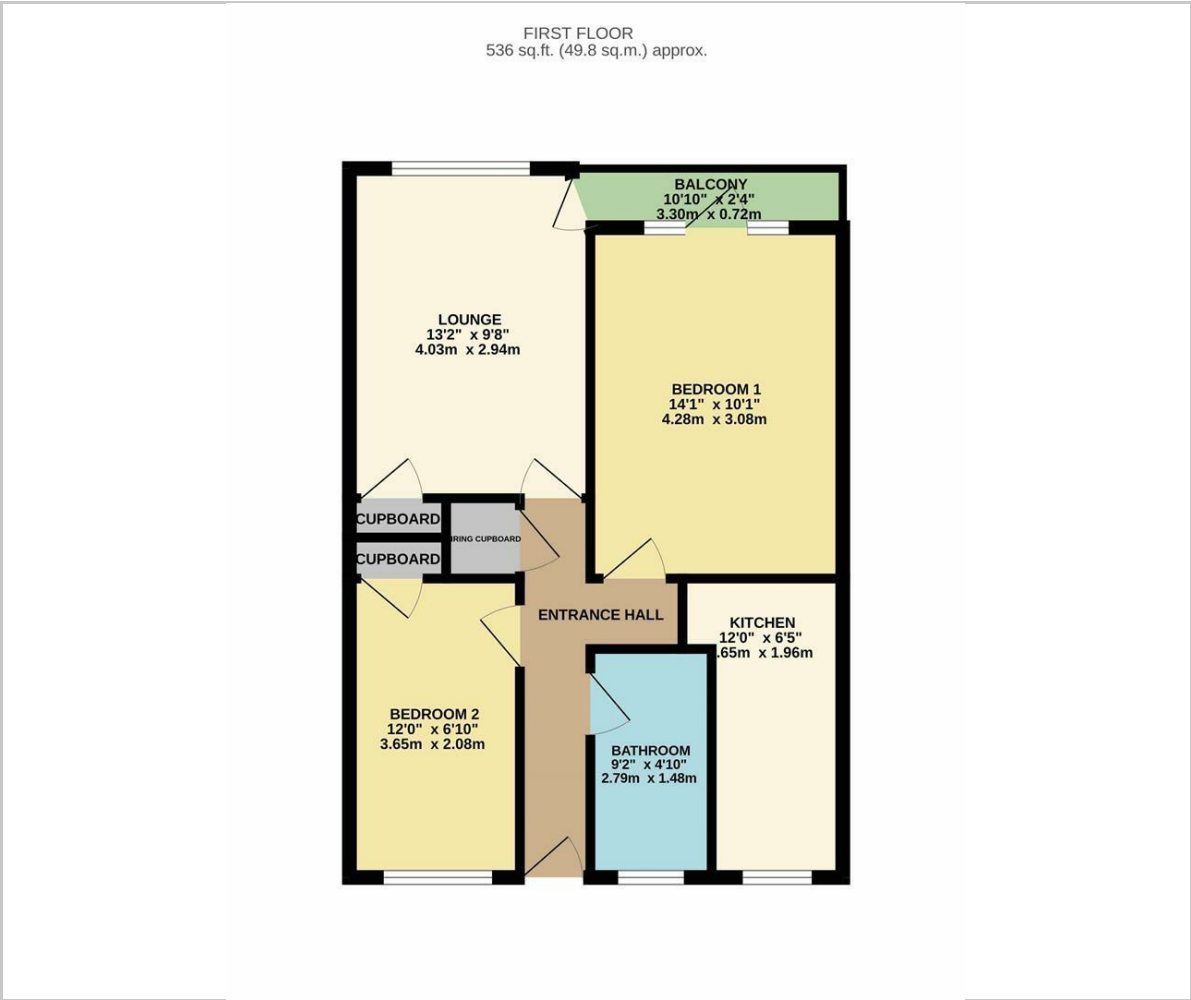
Bedroom two
12'0 x 6'10 (3.66m x 2.08m)

Balcony
10'10 x 2'4 (3.30m x 0.71m)

Bathroom
9'2 x 4'10 (2.79m x 1.47m)



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

