



6 Chatsworth Lodge 26-28, St. Botolphs Road, Worthing, BN11
£300,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Second Floor Purpose Built Apartment
- Two Double Bedrooms
- West Facing Lounge/ Dining Room
- Fitted Kitchen
- West Facing Balcony
- Bathroom & En Suite Shower Room
- Passenger Lift
- Close To Local Shopping Facilities
- West Worthing Railway Station
- Chain Free & New Lease On Completion

We are delighted to bring to the market this well-presented second-floor apartment, ideally situated within easy reach of local shops, amenities and transport links. The accommodation comprises two double bedrooms, including a principal bedroom with en-suite shower room, a modern guest bathroom, and a bright open-plan lounge/kitchen area. The living space enjoys a westerly aspect and opens onto a private west-facing balcony. Further benefits include a garage located to the rear of the development and the advantage of being offered to the market with no onward chain.





INTERNAL

A communal entrance with a secure entry system provides access to the building, with both stairs and a passenger lift serving the second floor. The front door opens into a spacious entrance hall, which provides access to all rooms and benefits from a useful storage cupboard and separate utility cupboard. The property features a bright and spacious west-facing open-plan kitchen, living and dining area. The modern kitchen is fitted with a range of sleek white units and integrated appliances, while the living space enjoys plenty of natural light and direct access to the private west-facing balcony, ideal for enjoying the afternoon and evening sun. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom further enjoys the advantage of an en-suite shower room comprising a shower, wash hand basin and WC. A contemporary guest bathroom is accessed from the entrance hall and is fitted with a bath with shower over, wash hand basin and WC.

EXTERNAL

The property benefits from a private west-facing balcony, providing an ideal space to relax and enjoy the afternoon and evening sunshine. To the front of the development are well-maintained communal gardens, creating an attractive setting for residents. A garage, located to the rear of the development, is also included with the property, providing valuable parking or additional storage space.

SITUATED

St. Botolph's Road is a highly convenient location, situated within easy walking distance of the local shops and amenities along Tarring Road. Worthing town centre, with its extensive range of shopping facilities, cafés, restaurants, pubs, cinemas, theatres and leisure amenities, is approximately one mile away. For commuters, West Worthing railway station is located approximately 0.3 miles from the property, providing excellent transport links to surrounding areas and beyond. Regular bus services also operate along nearby Tarring Road and Mill Road, offering convenient access throughout Worthing and the surrounding districts.

TENURE

Leasehold

Lease: New Lease on Completion

Service Charge: £2160 per annum

Ground Rent: £356 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.