



JAMES&JAMES
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

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1A Lennox Road

, Worthing, BN11 1FF

Guide price £200,000

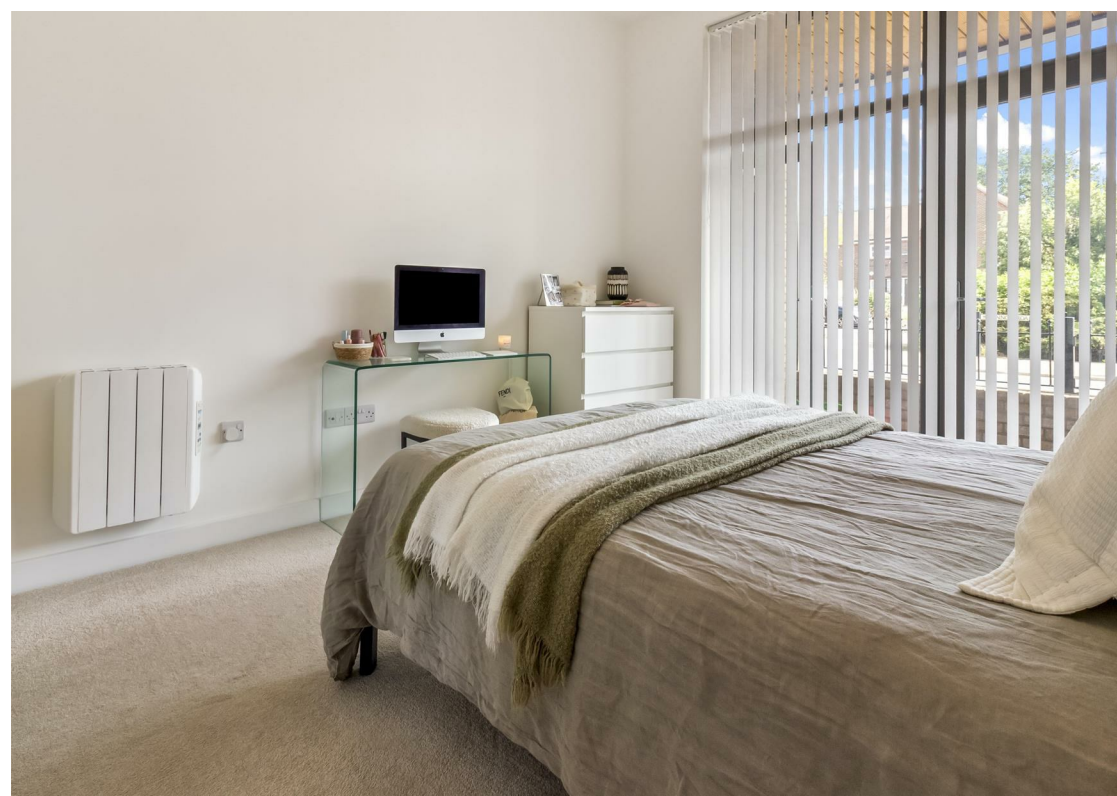
Leasehold Council Tax Band B



Completed in 2021 by Rocco Homes, this beautifully presented ground floor apartment offers contemporary living in the heart of Worthing town centre, just moments from local shops, restaurants, transport links and everyday amenities. Ideal for first-time buyers, investors or those looking to downsize, the property benefits from a long lease, a private south-facing patio and stylish accommodation throughout.

Accessed via a secure entry phone system, the well-maintained communal entrance leads to the apartment's private front door. Upon entering, a welcoming hallway provides access to all rooms and a useful storage cupboard. The standout feature of the home is the impressive open-plan kitchen and living space, measuring over 19ft in length and enjoying a desirable south-facing aspect, creating a bright and airy environment throughout the day. The living and kitchen areas are thoughtfully separated by a breakfast bar, retaining the sociable open-plan feel whilst providing defined spaces for relaxing and entertaining. The contemporary kitchen is fitted with a range of sleek white gloss handleless units, complemented by solid marble worktops and a selection of integrated appliances including an electric oven, induction hob, fridge freezer, dishwasher and washing machine. A door from the living area opens directly onto the private patio.

The generous double bedroom also benefits from a south-facing aspect and offers ample space for a large bed and





additional freestanding furniture. The accommodation is completed by a modern bathroom fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property enjoys a private south-facing patio enclosed by fencing and a gate, providing a secluded outdoor space perfect for enjoying the sunshine, with convenient access towards the town centre.

Lease years remaining - 118
Service charge £1257.50pa



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

