



Chatsworth Lodge 26-28 St. Botolphs Road, Worthing, BN11 4JE
Offers Over £300,000

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Beautifully presented two bedroom second floor apartment. The property briefly comprises; spacious west aspect open plan kitchen, diner and lounge, two well proportioned double bedrooms with bedroom one benefiting from an en-suite shower room, well designed main bathroom, utility cupboard and ample storage throughout. The apartment also benefits from a garage, two west facing balconies and underfloor heating. Chatsworth Lodge is situated in the well-regarded development by Roffey Homes, conveniently located within walking distance to local shops, train station, seafront and bus routes. Viewing is highly recommended to appreciate this wonderful apartment.

- Two Double Bedrooms
- En Suite to Master Bedroom
- Garage
- Two Balconies
- Open Plan Living Room / Kitchen
- Popular West Worthing Location
- Beautifully Presented Throughout
- Chain Free





Entrance Hall

Carpeted throughout. Doors providing access to large storage cupboard housing washing machine.

Bathroom

Half tiled walls. Low level Wc with matching wash hand basin. Panelled bath with shower above. Wall mounted heated towel rail. Spotlights throughout.

Bedroom Two

3.7 x 2.9 (12'2" x 9'6")
Carpeted throughout. Built in double wardrobe. Double glazed window.

Master bedroom

5 x 2.8 (16'5" x 9'2")
Carpeted throughout. Built in triple wardrobe.



Two double glazed windows providing dual aspect. Door leading to;

En Suite

Half tiled walls. Low level Wc with matching wash hand basin. Shower. Wall mounted heated towel. Spotlights throughout.

Open Plan Kitchen / Living Room

7.4 x 3.1 (24'3" x 10'2")
The kitchen area comprises; Tiled flooring throughout. A modern fitted kitchen with roll edge work surfaces. Integrated appliances including; four ring gas hob, oven and microwave, fridge freezer, dishwasher. Stainless steel sink with drainer. A range of fitted wall and base units with drawers. Double glazed window. The living area is carpeted throughout. Double glazed window. Two further double



glazed doors providing access to two private west facing balconies.

Garage

Garage in compound to the rear. access via up and over door.

Required Information

Length of lease: 91 years remaining
Annual service charge: £2,976 Including Ground Rent

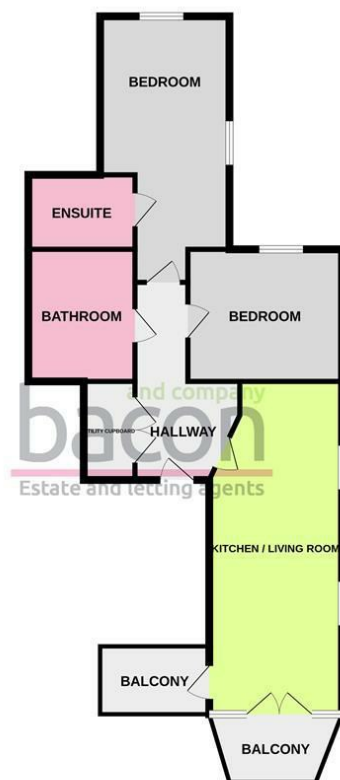
Council tax band: C

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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