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St. Botolphs Road, Worthing, BN11 4JU

Asking Price £217,950

This spacious ground floor purpose built apartment is ideally positioned in the popular and convenient location of West Worthing. The accommodation is well proportioned throughout and comprises an entrance hallway, a bright west facing living room with access to the balcony, a good size kitchen breakfast room, two bedrooms and a bathroom with WC. The property benefits from a share of the freehold alongside the remainder of a 950+ year lease, offering long term peace of mind. Externally there is unallocated residents parking, with the additional advantage of a private allocated garage. High Pines is located in St Botolphs Road, within close proximity of West Worthing train station, local shopping facilities along Goring Road and regular bus services. Worthing town centre is approximately one mile away, providing a wider range of shops, leisure facilities and excellent transport links.

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Council Tax Band: B

- Ground floor purpose built apartment
- Private allocated garage
- Two well proportioned bedrooms
- West facing living room and balcony
- Share of freehold included
- Minutes away from West Worthing Train Station
- Local shops
- Spacious kitchen breakfast room
- Remainder of 999 year lease, approx. 950 years
- Maintenance is approx. £66pm + a buildings insurance contribution







Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.





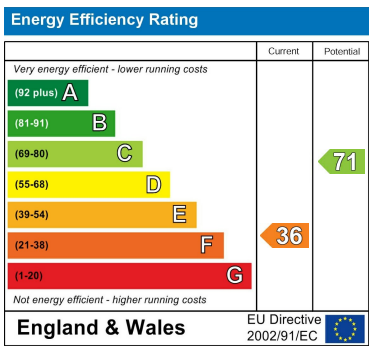






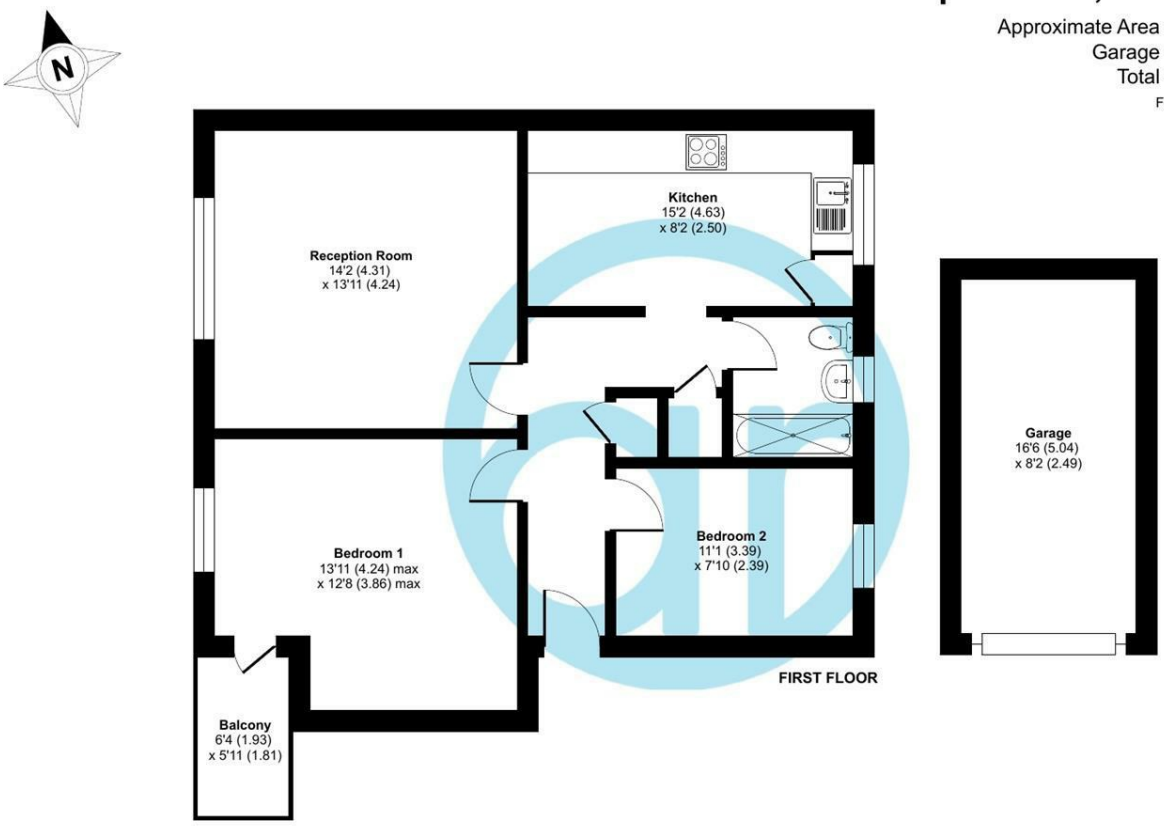
EPC Rating:

F



St. Botolphs Road, Worthing, BN11

Approximate Area = 737 sq ft / 68.4 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 872 sq ft / 80.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1401549

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