

and company bacon
Estate and letting agents

# Flat 14, Chatsworth Lodge 26-28 St. Botolphs Road, Worthing - BN11 4JE

Offers Over £300,000







# Flat 14

## Chatsworth Lodge 26-28 St. Botolphs Road, Worthing

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.

Council Tax band: C

Tenure: Leasehold

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

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

**Open Plan Kitchen / Living Room**
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.

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





**Master bedroom**
Carpeted throughout. Built in triple wardrobe. Two double glazed windows providing duel aspect. Door leading to;

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

**Bedroom Two**
Carpeted throughout. Built in double wardrobe. Double glazed window.

**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.

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











GROUND FLOOR




bacon and company
Estate and letting agents

Whilst 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.
Made with Metropix ©2026



# Bacon and Company


**Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB**

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk



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 confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.