



**Stoke Abbott Court**  
**Stoke Abbott Road**  
**Worthing**  
**West Sussex**  
**BN11**

**Offers in Excess of £170,000**

**bettermove**

# Stoke Abbott Road

## Worthing

Bettermove are proud to present this 2 bedroom flat in Worthing. Available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

The council tax band is A.

This is a leasehold property with 144 years remaining on the lease; the service charge is £1,570pa.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen, The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months.

Located in the popular town of Worthing, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Worthing train station, various bus routes and the A24.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Floor plan of a 2-bedroom apartment. The layout includes:

- BEDROOM 1:** 14'3" x 10'3" (4.34m x 3.12m)
- BEDROOM 2:** 11'10" x 6'8" (3.60m x 2.03m)
- LIVING ROOM:** 14'2" x 9'10" (4.31m x 3.00m)
- KITCHEN:** 8'6" x 4'8" (2.60m x 1.42m)
- BATHROOM**
- HALL**
- STORAGE:** Three storage areas are indicated.
- BALCONY**

**TOTAL FLOOR AREA: 547 sq ft (50.8 sqm) approx.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			


**England, Scotland & Wales**

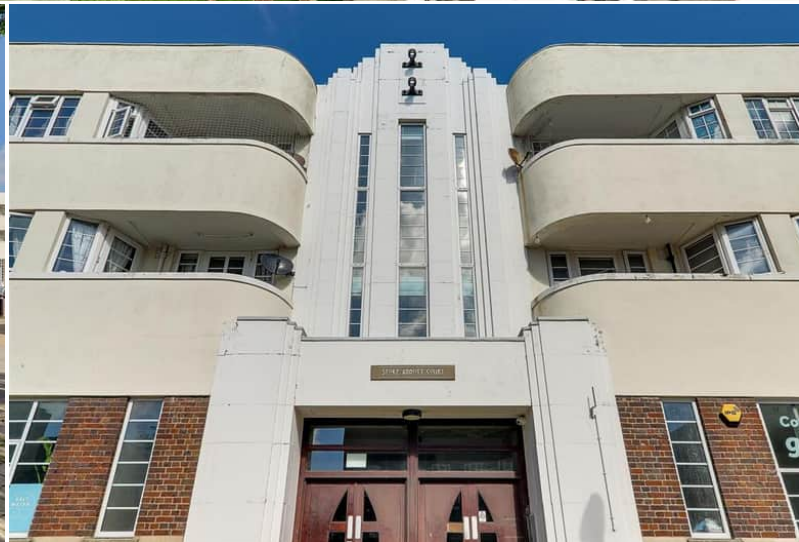
EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		79	91
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England, Scotland & Wales**

EU Directive  
2002/91/EC





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)