



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



**St. Botolphs Road, Worthing, BN11 4JU**

**Asking Price £229,950**

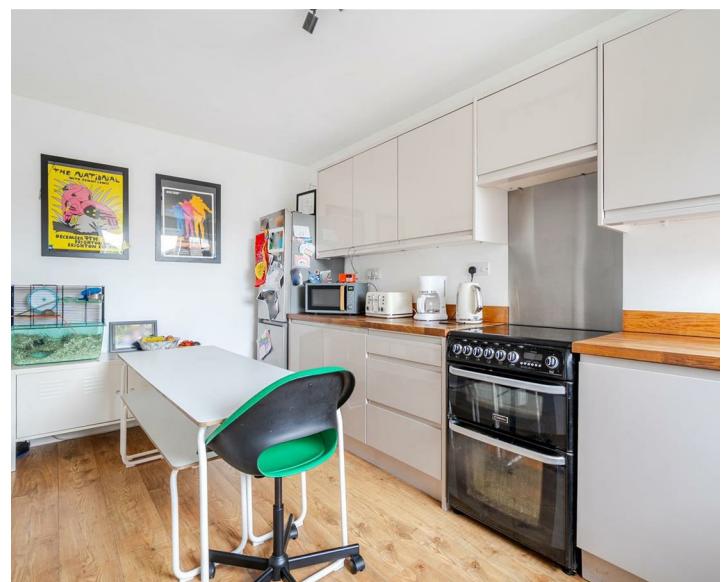
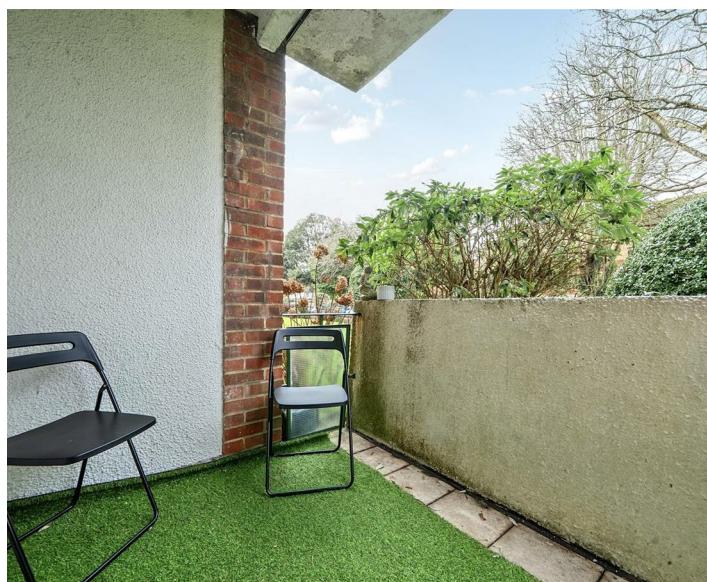
This spacious ground floor purpose built apartment is ideally positioned in the popular and convenient location of West Worthing. The accommodation is well proportioned throughout and comprises an entrance hallway, a bright west facing living room with access to the balcony, a good size kitchen breakfast room, two bedrooms and a bathroom with WC. The property is being sold with no onward chain and 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.



F

**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
- Sought after West Worthing location
- Bathroom with WC
- 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.



Map data ©2026 Google

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

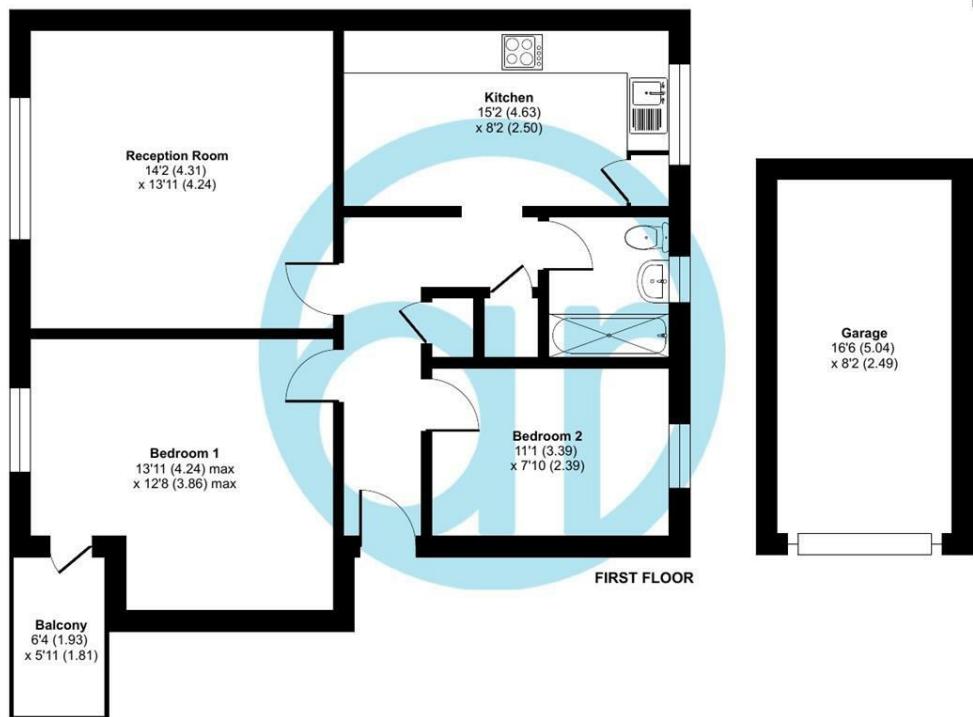
## St. Botolphs Road, Worthing, BN11

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). © nchecom 2026.

Produced for Aspire Residential Real Estate. REF: 1401549

### Aspire Residential | Goring-by-Sea

28 Goring Road

Goring-by-Sea

Worthing

BN12 4AD

Telephone: 01903 259 961

Email: info@aspireresidential.co.uk



### Aspire Residential | Durrington / Salvington

5 Selden Parade

Salvington Road

Worthing

BN13 2HL

Telephone: 01903 910 424

Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.