



Regis Court | West Parade | Worthing | West Sussex | BN11 3RA

Offers Over £350,000





We are delighted to offer for sale this ground floor one bedroom apartment in this popular sea front development built by Roffey Homes with private south facing patio and garage. The property which is close to Worthing town centre and local bus routes is sold with no ongoing chain and benefits from a share of the freehold.



## Key Features

- Ground Floor Apartment
- Sea Views
- South Facing Patio Terrace
- Well Kept Communal Gardens
- Garage in Compound
- Built by Roffey Homes
- Short Walk From Goring Road Shopping Facilities
- Close to Local Bus Routes
- Close to Worthing Town Centre



**2 Bedrooms**



**2 Bathrooms**

### INTERNAL

Security entry phone through to the well kept communal hallway with lifts to all floors. Entrance to the apartment into the hallway with ample storage cupboards. Good size south facing lounge with access to the private patio area, fully fitted kitchen with a range of beech effect cupboards and cream worktops, gas hob, eye level electric oven and grill, one and half bowl sink, space and plumbing for washing machine, space for fridge freezer, space for small table and chairs, window with views to the sea. Modern refitted fully tiled bathroom with shower over bath and screen, heated towel rail. Master bedroom with further views of the sea, two fitted wardrobes and sliding doors, en suite shower room only. Further double bedroom with fitted wardrobes and sliding doors. External cupboard. .

### EXTERNAL

The property has communal gardens to the front and back of the property. Driveway leads to the garage compound. The property benefits from a garage in the compound which is number 3.

### LOCATION

on West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three quarters of a mile away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby on West Parade.

### Entrance Hall

Lounge - 4.83m x 3.84m (15'10" x 12'7")

Kitchen/Breakfast Room

Master Bedroom - 4.75m x 3.07m (15'7" x 10'1")

Ensuite

Bedroom Two - 3.61m x 2.67m (11'10" x 8'9")

Bathroom

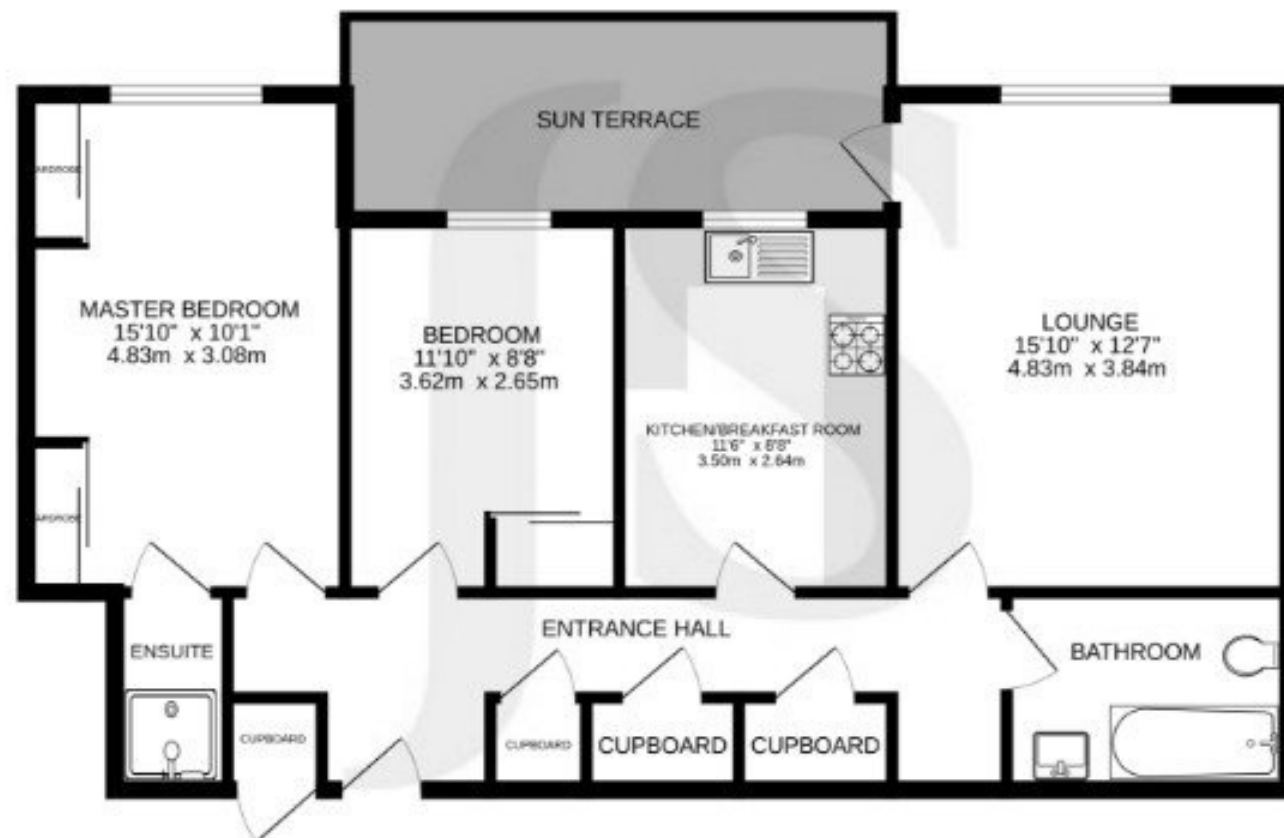
Private Patio

### Tenure

Leasehold & share of freehold Lease: Approximately 86 years remaining. Maintenance: £1500 per half year inclusive of water rates & buildings insurance.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 80 sqm

Tenure: Share Of Freehold & Leasehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.