



24 Balcombe Court | West Parade | Worthing | West Sussex | BN11 3PL

Guide Price **£365,000**





Jacobs Steel are delighted to offer this immaculately presented and refurbished property to the market in the popular Balcombe Court. With an enclosed south facing balcony, lift and a garage, internal viewing is recommended.



Key features:

- A Fifth Floor Flat With Lift
- Enclosed South Facing Balcony
- Direct Sea Views
- Two Double Bedrooms
- Two WCs
- Modern Fitted Bathroom
- Dual Aspect 20ft Lounge/Diner
- Modern Fitted Kitchen
- Garage
- Share Of Freehold

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The communal front entrance has an electric opening door and entry security phone system with a communal lift rising to the fifth floor. There is a private entrance leading to the hallway, which has two built in storage cupboards and leads to the dual aspect south and west aspect lounge/diner which has an enclosed balcony offering direct sea views along the coast. The refitted kitchen has space for appliances and an integrated oven and hob; there is an external window. The master bedroom has sea views and a range of large wardrobes; there is an en-suite WC. The second bedroom also offers sea views and has space for beds as well as wardrobes and the modern fitted bathroom has a P-shaped bath with a shower over. There is a private storage cupboard accessible from the communal hall.

EXTERNAL There are well kept communal gardens to the front and rear of the development and the property benefits from a garage in the compound to the rear. There are visitors spaces to the front of the property.

SITUATED Situated 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.

Tenure: Leasehold & share of freehold

Lease 986 years

Maintenance: TBC

LOUNGE/DINER 20' x 12' 9" (6.1m x 3.89m)

KITCHEN 10' 5" x 8' (3.18m x 2.44m)

BEDROOM 13' 8" x 13' (4.17m x 3.96m)

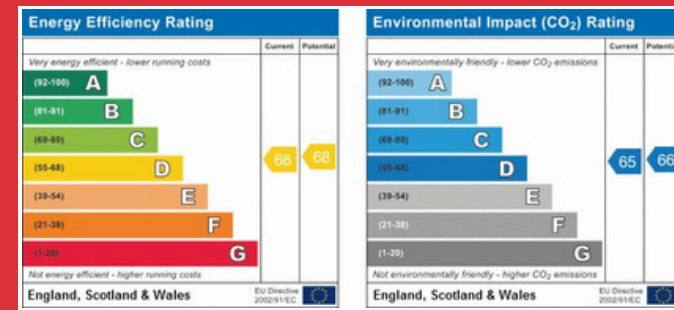
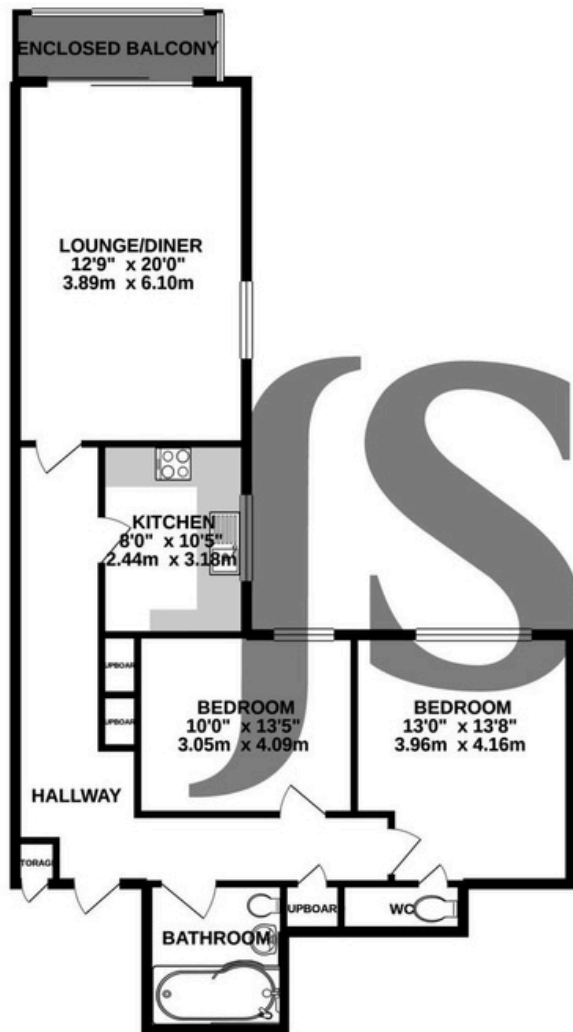
BEDROOM 13' 5" x 10' (4.09m x 3.05m)

BATHROOM

WC

GARAGE





Property Details:

Floor Area: 926 sq ft (86 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

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.