



Wellesley Court | Worthing | West Sussex | BN11 5EH
Guide Price £265,000



We are pleased to be able to offer a seafront apartment to the market. The property is situated on the first floor and offers two bedrooms, lounge with wonderful sea views, kitchen and bathroom. The property also benefits from a parking space, communal gardens and being sold chain free.



Key Features

- Seafront Apartment
- Two Bedrooms
- Lounge with Sea Views
- Kitchen
- Bathroom
- Close To Local Bus Routes
- Chain Free
- Communal Gardens
- Long Lease
- Fire Exit with Balcony



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal front door with security entry phone system, stairs leading to first floor. Front door leading into the entrance hall with access to storage cupboard and all rooms. The lounge offers a bay fronted window with direct sea views. The primary bedroom also offers direct sea views. Bedroom two is to the rear of the flat. The kitchen offers spaces for all appliances and a door leading out to the fire exit. The bathroom offers original art deco glass tiles, bath, wash hand basin and WC.

EXTERNAL

Fire exit with balcony and stairs leading down to bin store and communal gardens. Allocated parking space to the front.

LOCATION

Opposite Worthing's popular beach and promenade which leads to Worthing Town Centre approximately just over a mile away with popular bus routes running nearby. West Worthing Railway Station is approximately 1 mile from the property. Goring Road Shopping Facilities with its eateries, convenience stores, banks and pharmacy is near by. Marine Gardens is approximately 0.5 miles away from the property.

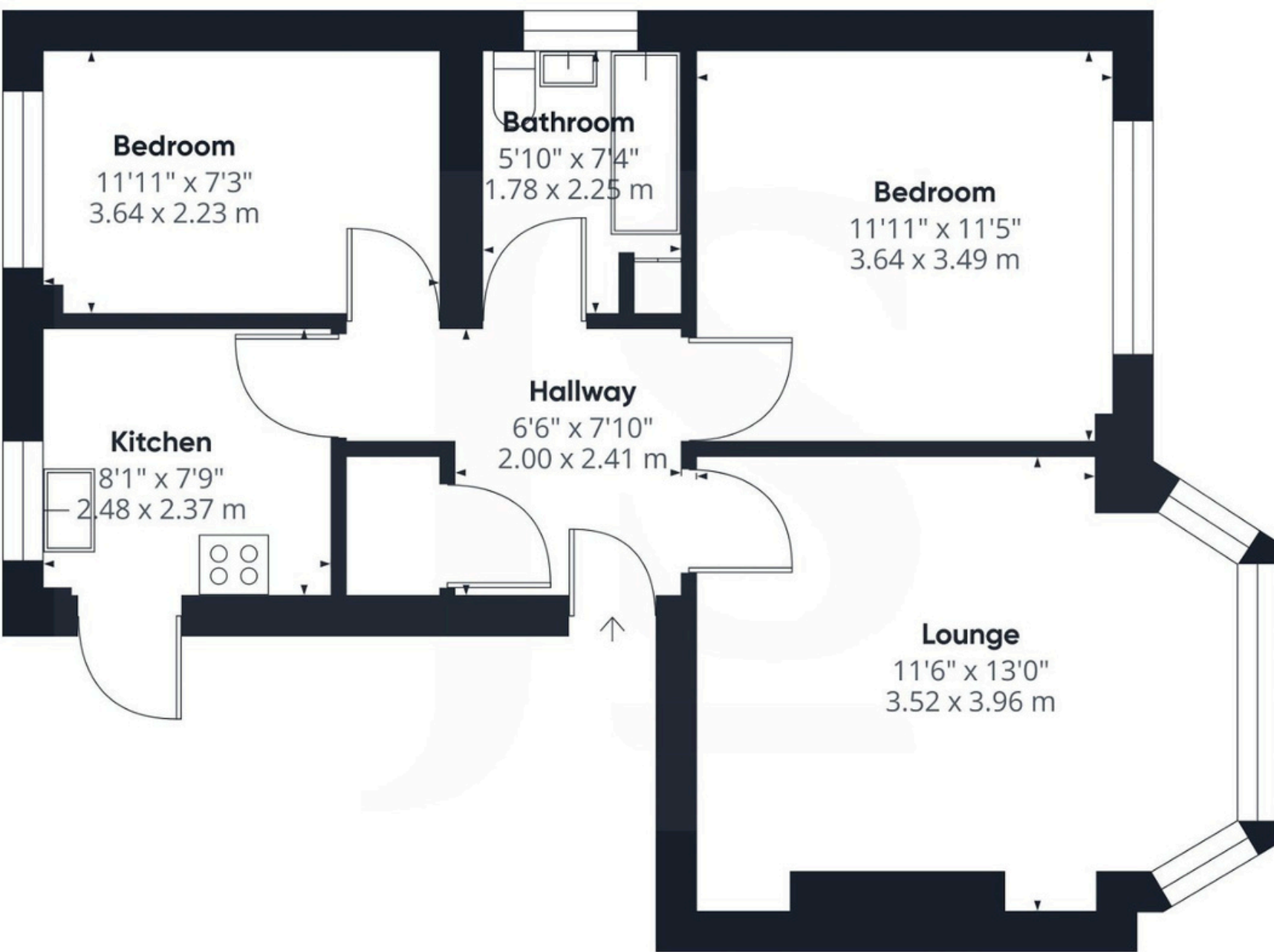
TENURE

Lease: Remainder of a 999 year lease.

Service Charge: Service charge is £300 a month including gas, water rates and building insurance.

Ground Rent: TBC





Approximate total area⁽¹⁾
 596.16 ft²
 55.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 57 sqm

Tenure: Leasehold

Council tax band: b

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.

