



Balcombe Court, West Parade, Worthing, BN11 3PL
Offers Over £325,000



We are pleased to offer the opportunity to purchase a seafront apartment. The property offers two double bedrooms, fitted kitchen, lounge/ dining room, enclosed balcony, bathroom and additional WC. The property is being sold to BUY TO LET investors only.



Key Features

- Seafront Apartment *BUY TO LET INVESTORS ONLY*
- Two Double Bedrooms
- Seventh Floor
- Fitted Kitchen
- Lounge/Dining Room with Seaviews
- Enclosed Balcony with Seaviews
- Brick Built Garage
- Gated Communal Gardens
- Visitors Parking
- BUY TO LET INVESTORS ONLY



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Passenger lift and stairs to the seventh floor, large storage cupboard adjacent to private front door, leading into the entrance hall benefitting from cupboard with hanging rails and shelving, further cupboard having slatted shelving, wall mounted entry telephone system. The lounge/ dining room offers southerly, westerly and northerly aspects, benefiting from distant downland views and direct sea views, sliding glazed door giving access to the internal balcony with direct sea views. The kitchen offers downland views, roll edge laminate work surface with cupboards below, matching eye level cupboards, inset single bowl sink with mixer tap, inset four ring electric cooker with extractor over, integrated eye level double oven, space for fridge / freezer, space for dishwasher, space and plumbing for washing machine and tumble dryer. The primary bedroom offers built in wardrobes and views towards the downs. Bedroom two also offers built in wardrobes. The bathroom Comprises of panel enclosed bath with mains shower attachment over, low level flush WC, pedestal hand wash basin, mirrored wall unit, extractor fan and part tiled walls. There is an additional WC with low level flush WC, floated hand wash basin with mixer tap, part tiled walls and extractor fan.

EXTERNAL

Gated communal gardens for the residents. Garage located in the garage compound. Visitor parking.

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.

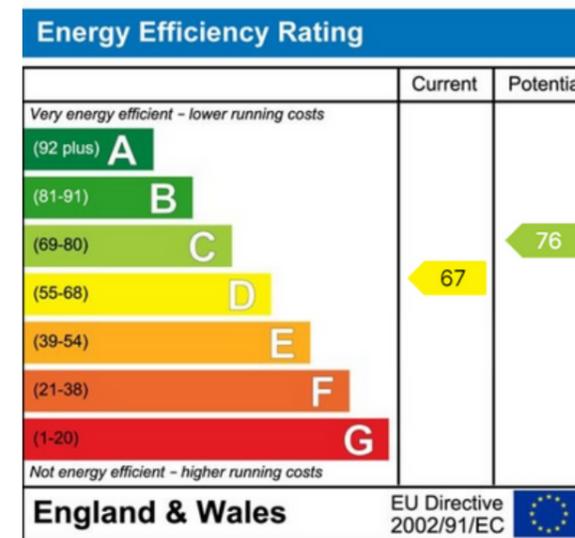
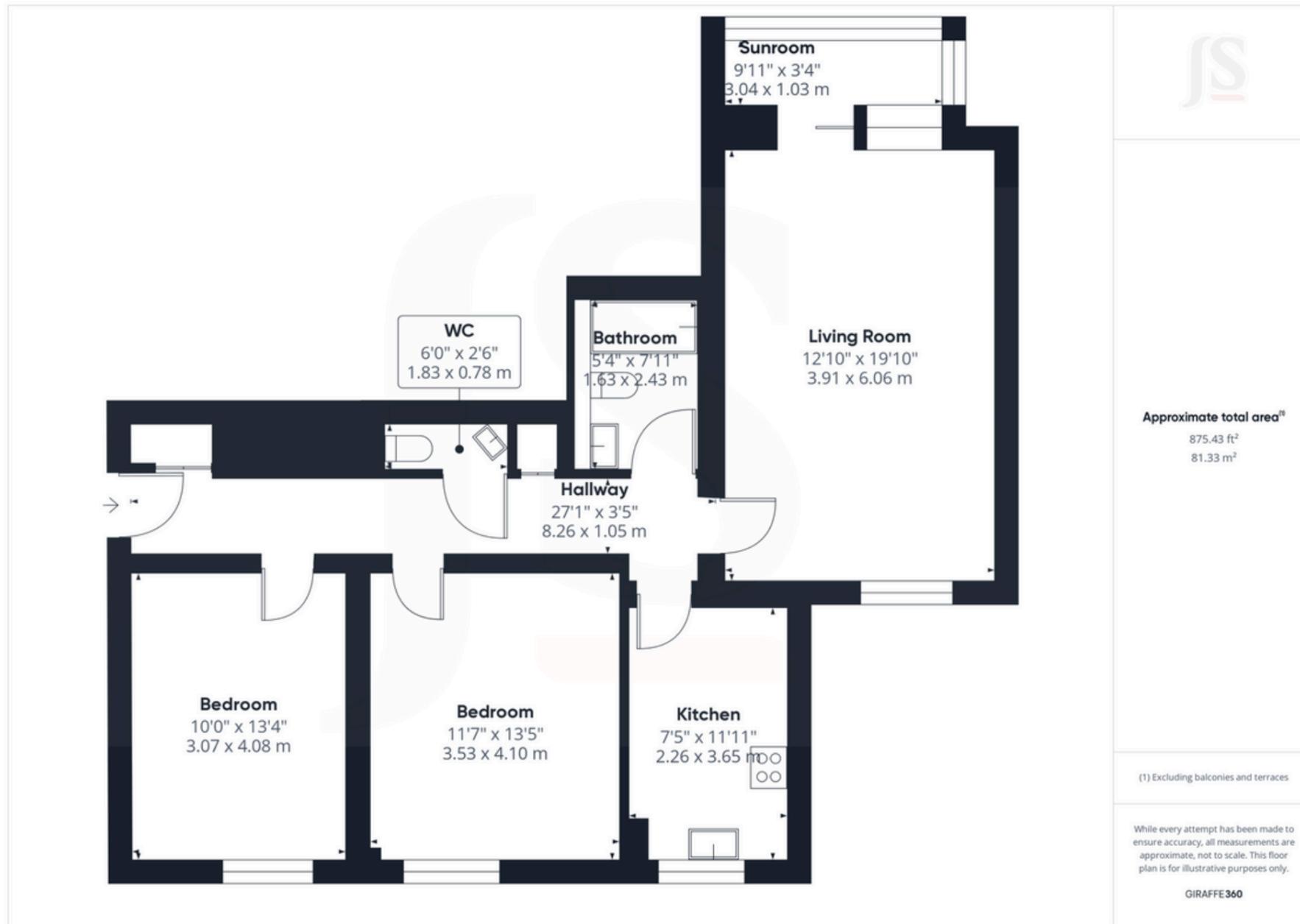
TENURE

TENURE: Leasehold & Share of freehold Lease 987 years
SERVICE CHARGES: £5065.40 PA including heating, hot water and cold water supply and waste.

COUNCIL TAX BAND

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Property Details:

Floor area (as quoted by EPC: 73 sqm)

Tenure: 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.