



Balcombe Court, West Parade, Worthing, BN11

Guide Price **£300,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: D

- Third Floor Seafront Apartment
- Two Double Bedrooms
- Dual Aspect Lounge/ Dining Room With Direct Sea Views
- Enclosed Balcony
- Modern Re Fitted Kitchen
- Bathroom & Additional WC
- Long Lease
- Garage in Compound
- Chain Free
- Bus Routes On West Parade

We are delighted to present this exceptional seafront apartment, located on the third floor and boasting uninterrupted sea views from every room. The property features two spacious double bedrooms, a bright and airy dual-aspect lounge/dining room, a modern fitted kitchen, and an enclosed balcony perfect for enjoying the coastal outlook. Offered for sale with no onward chain, the apartment also benefits from a private garage within the compound.





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INTERNAL

Access to the property is via a communal entrance with a secure entry phone system, with both stairs and a lift rising to the third floor. The private front door opens into a welcoming entrance hall with access to all rooms, a storage cupboard, and an airing cupboard. The spacious lounge/dining room is positioned at the front of the property and enjoys a dual aspect with stunning direct sea views, opening onto a fully enclosed balcony, the perfect spot to relax while taking in the panoramic coastal outlook. The modern fitted kitchen is well-appointed with a range of wall and base units, under-counter lighting, a built-in oven and electric hob, and space for a fridge/freezer and washing machine. It also benefits from exceptional sea views, including Worthing Pier. There are two generous double bedrooms, both offering uninterrupted sea views. The bathroom comprises a shower cubicle, wash hand basin and WC. An additional separate WC is located adjacent to the bathroom, providing added convenience.

EXTERNAL

The property includes a garage within the compound, as well as visitor parking. Residents have exclusive access to the communal gardens, which are secured by a locked gate, providing a tranquil and private space to unwind.

SITUATED

on West Parade, just a stone's throw from Worthing Seafront, this property offers convenient access to a range of local amenities found along Heene Road, just a quarter of a mile away. Worthing Town Centre, with its extensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure options, is approximately three-quarters of a mile from the property. West Worthing railway station is around one mile away, and regular bus services operate nearby, providing excellent transport links

TENURE

Leasehold with a share of the freehold

Lease: 984 Years remaining.

SERVICE CHARGES: £2785.97 every 6 months, including heating, hot water and cold water supply and waste.





Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.