



Balcombe Court, West Parade, Worthing, BN11

Guide Price **£295,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: D

- Seafront Apartment
- Sixth Floor
- Enclosed Balcony
- Lounge/ Dining Room
- Modern Fitted Kitchen
- Bathroom & Additional WC
- Garage
- Visitor Parking
- Bus Routes Nearby
- Locked Communal Gardens

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INTERNAL

The property is accessed via a communal front door with a secure entry phone system, with stairs and a passenger lift providing easy access to the sixth floor. Upon entering, you'll find a welcoming entrance hall that leads to all rooms and convenient storage cupboards. The property boasts two spacious bedrooms, each equipped with fitted wardrobes. The bright and airy lounge/dining room offers breathtaking sea views and picturesque vistas across the downs. A sliding door opens out to an internal balcony, which features sliding windows for added versatility. The modern kitchen is fitted with sleek wall and base units, including an integrated fridge/freezer, built-in double oven, electric hob, space for a washing machine, and a sink with a drainer. The bathroom is thoughtfully designed, featuring a vanity unit with a mirror, lighting, and storage, along with a wash hand basin, WC, and a walk-in shower with a glass screen.

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

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.

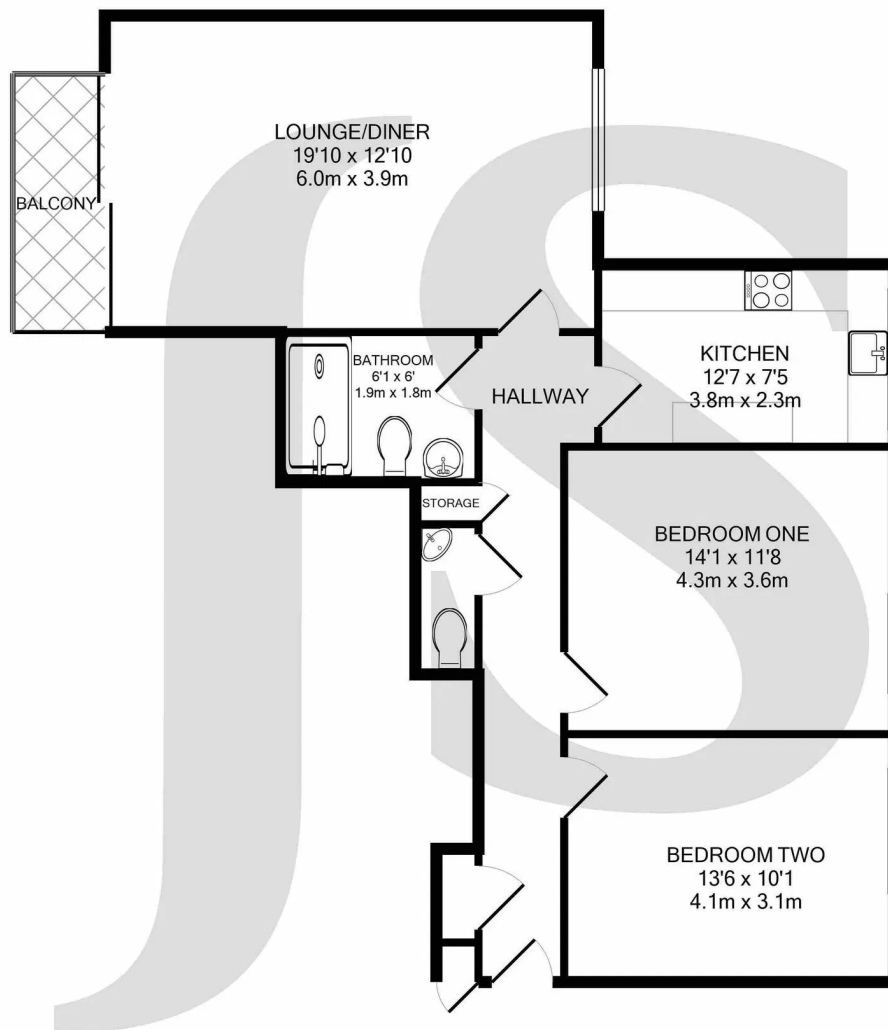
TENURE

Leasehold

Lease: 170 Years

SERVICE CHARGES: £5065.40 PA including heating, hot water and cold water supply and waste.





TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	