



Balcombe Court, West Parade, Worthing, BN11
£290,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Seafront Apartment
- Two Double Bedrooms
- Fifth Floor
- Lounge/ Dining Room
- Fitted Kitchen
- Bathroom & Additional WC
- Long Lease
- Garage In Compound
- Chain Free
- Passenger Lift

We are delighted to present to the market this fifth floor seafront apartment, boasting breathtaking direct sea views. The property offers two well proportioned double bedrooms, a bright lounge/dining room with dual aspect windows, fitted kitchen, bathroom and an additional WC. Further benefits include a garage within the compound, a long lease, and the advantage of being sold chain free.





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INTERNAL

A secure communal entrance with entry phone system opens into a well-maintained hallway with lift access to the fifth floor. The front door leads into a welcoming entrance hall with storage cupboards and access to all rooms. The bright and spacious lounge/dining room enjoys dual-aspect windows, offering spectacular uninterrupted views across the seafront and direct vistas of Worthing Pier. The kitchen is fitted with a range of wall and base units, space for appliances (to remain), and boasts further stunning sea and pier views. The apartment features two generously sized double bedrooms, each with direct sea views. The bathroom comprises a bath with overhead shower, wash hand basin, and WC, while an additional separate WC is conveniently located next to the primary bedroom. The property also benefits from a good size storage cupboard which is located just next to the apartment door which could fit a bike leaving ample space for more storage.

EXTERNAL

The property further benefits from a garage within the compound and ample visitor parking. Residents also enjoy exclusive access to beautifully maintained communal gardens, secured by a locked gate, offering a tranquil and private outdoor space to relax and 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: 983 years remaining

SERVICE CHARGES: £5571 PA including heating, hot water and cold water supply and waste.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.