



Capelia House | West Parade | Goring-By-Sea | West Sussex | BN11 3RB

Guide Price £375,000



We are delighted to be able to offer a seafront apartment. The property is situated on the fifth floor and offers two bedrooms, bathroom, en-suite bathroom, fitted kitchen, lounge with views towards the pier and the seafront. The property also offers a balcony and garage in the compound. .



## Key Features

- Fifth Floor Seafront Apartment
- Two Bedrooms with Sea views
- Bathroom & En-suite Bathroom
- South Facing Balcony
- Fitted Kitchen
- South Facing Lounge/ Dining Room
- Garage In Compound
- Communal Grounds
- Bus Routes Nearby
- CHAIN FREE



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal entrance with security entry phone system, stairs and lift rising to the fifth floor. Front door leading into the entrance hall with access to airing cupboard and storage cupboards. The lounge is south facing and offers wonderful sea views, door leading out to the balcony which offers space for outdoor furniture. The fitted kitchen benefits from integrated dishwasher, washing machine, fridge/ freezer, oven, gas hob, sink, drainer and sea views. The primary bedroom benefits from built in wardrobes, views of the sea and access to the en suite bathroom. The second bedroom offers built in wardrobes. Both bathrooms have a bath with shower above, glass screen, wash hand basin and WC.

### EXTERNAL

To the front of this development is a beautifully kept and mature communal garden with a number of seating areas. The property also benefits from a brick-built garage situated in a block to the rear of the building along with communal parking. The garage benefits from power.

### LOCATION

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 Share of Freehold and Leasehold

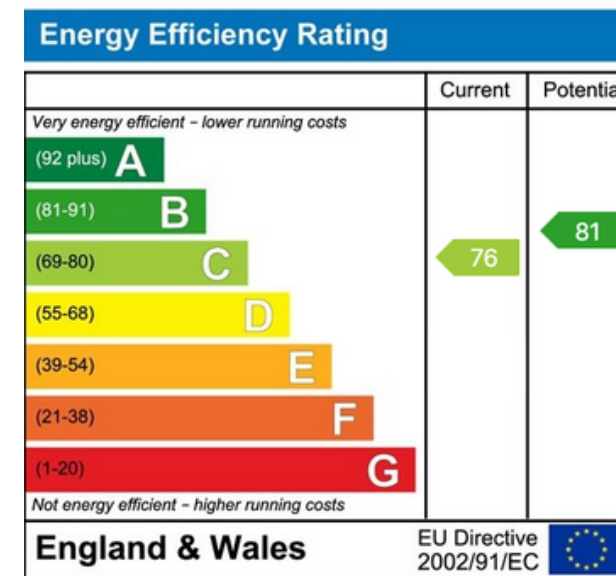
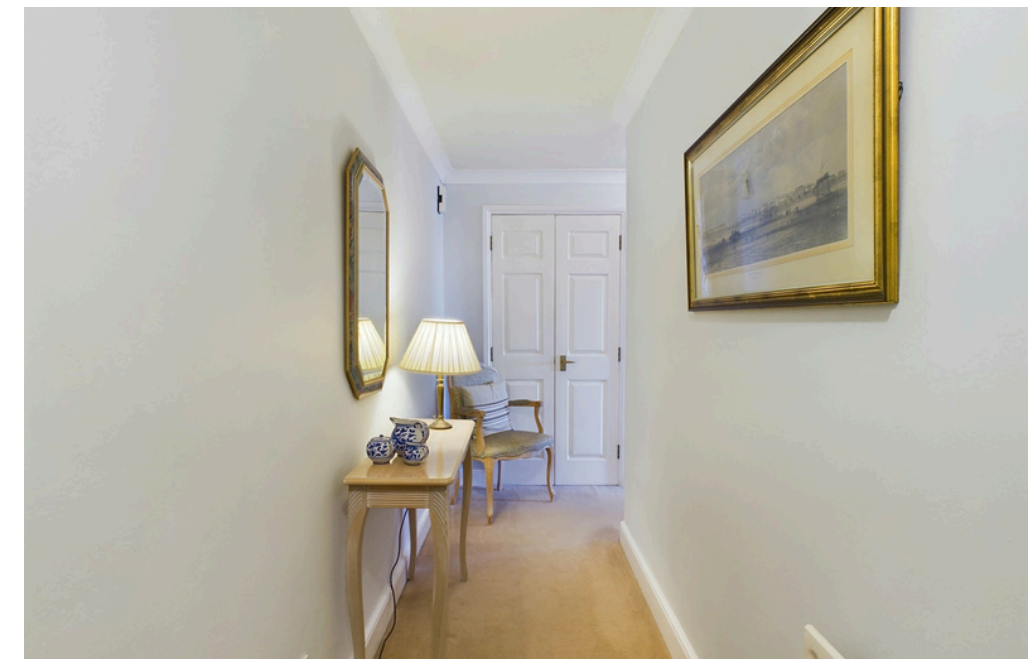
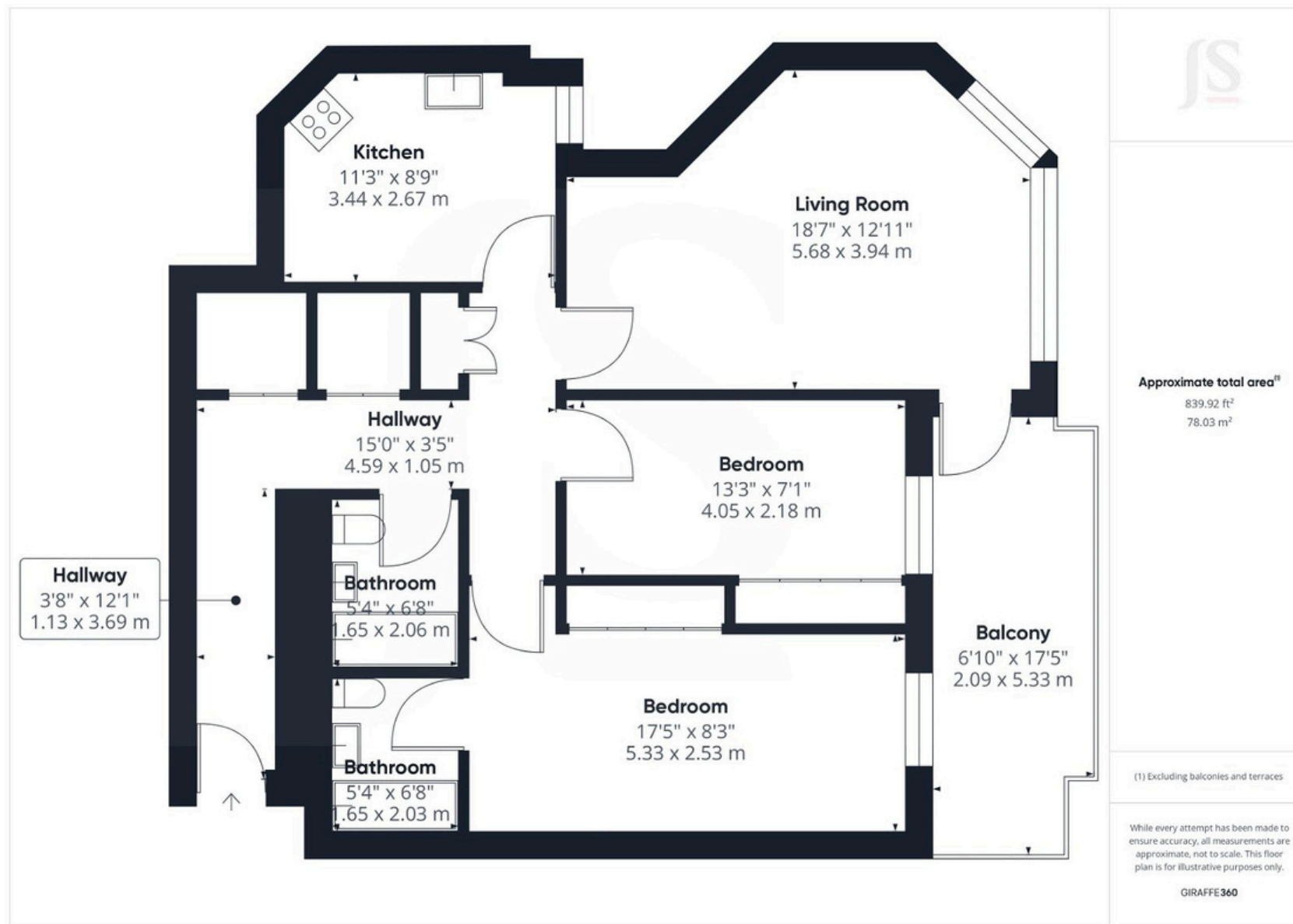
Service Charge: £3032 per annum

Lease: Approx. 982 years remaining

### COUNCIL TAX BAND

E





## Property Details:

Floor area (as quoted by EPC): 81 sqm

Tenure: Leasehold & Share Of Freehold

Council tax band: E

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.