

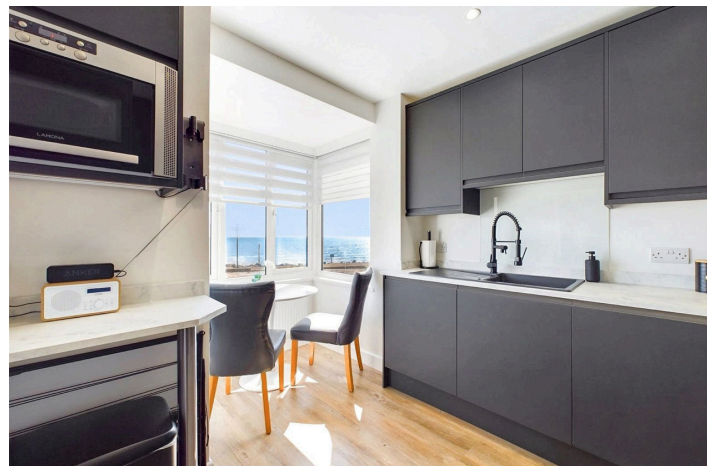


Brighton Road | Worthing | BN11 2HA

Offers Over £290,000



We are delighted to offer for sale this rarely available and immaculately presented first floor apartment forming part of this well converted period house situated on Worthing seafront with gorgeous panoramic views overlooking the sea. Positioned within easy reach of Worthing town centre with its comprehensive shopping amenities, the property boasts two double bedrooms, a bay fronted lounge/diner with panoramic sea views, modern south facing fitted kitchen with sea views, contemporary fitted bathroom, off road parking and is sold with a long lease and no ongoing chain.



## Key Features

- First Floor Seafront Apartment
- Two Bedrooms
- South Facing Modern Fitted Kitchen/Breakfast Room
- South Facing Bay Front Lounge/Diner
- Direct Panoramic Sea Views
- Off Road Parking
- Long Lease
- Close To Shops, Amenities & Leisure Facilities
- Refurbished Throughout in 2022
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The private front door opens to a generously sized and welcoming entrance hallway with doors to all rooms. To the south elevation of this attractive apartment, with panoramic views overlooking the sea is both the lounge/diner and kitchen/breakfast room. The lounge boasts a large, double glazed curved bay window that is perfect for soaking in those gorgeous views. A light and airy room which measures a substantial 17'11" x 12'3" providing ample space for both lounging and dining. Positioned adjacently is the well proportioned and immaculately presented kitchen/breakfast room which has been fitted with an array of floor and wall mounted handleless units finished in a contemporary matt charcoal, topped with a stunning contrasting white marble effect laminate worktop and a number of integrated appliances. There is also adequate space positioned in the triple aspect bay window for a small breakfast table. Karndean flooring is laid throughout the hall, lounge/diner and kitchen/Breakfast room. There are two bedrooms with the main bedroom measuring 12'3" x 11'3" with the second bedroom providing the perfect versatility to use as a home office. The shower room has also been finished to the same high standard throughout and is fitted with a walk-in shower cubicle, toilet and hand wash basin.

### EXTERNAL

This attractive property benefits from the entire front garden which has been laid to shingle and provides opportunity to use as off road parking

Council Tax Band TBC

Tenure: Leasehold

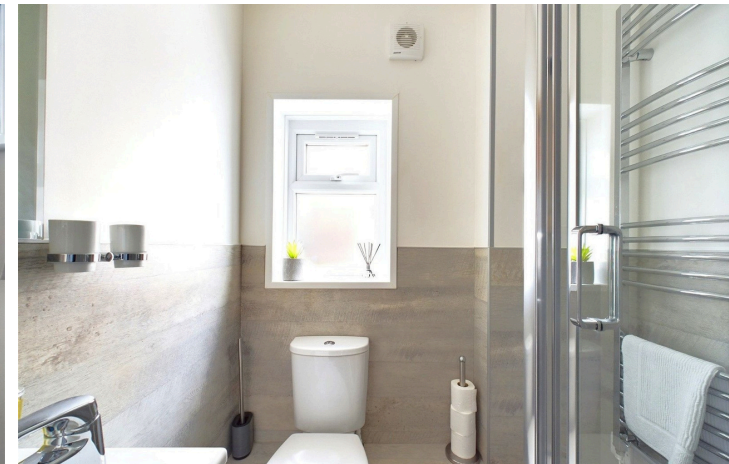
Lease: Approximately 149 Years Remaining

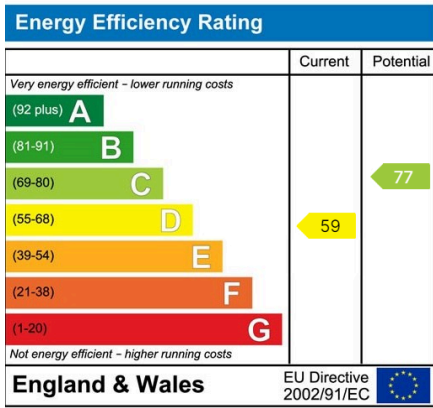
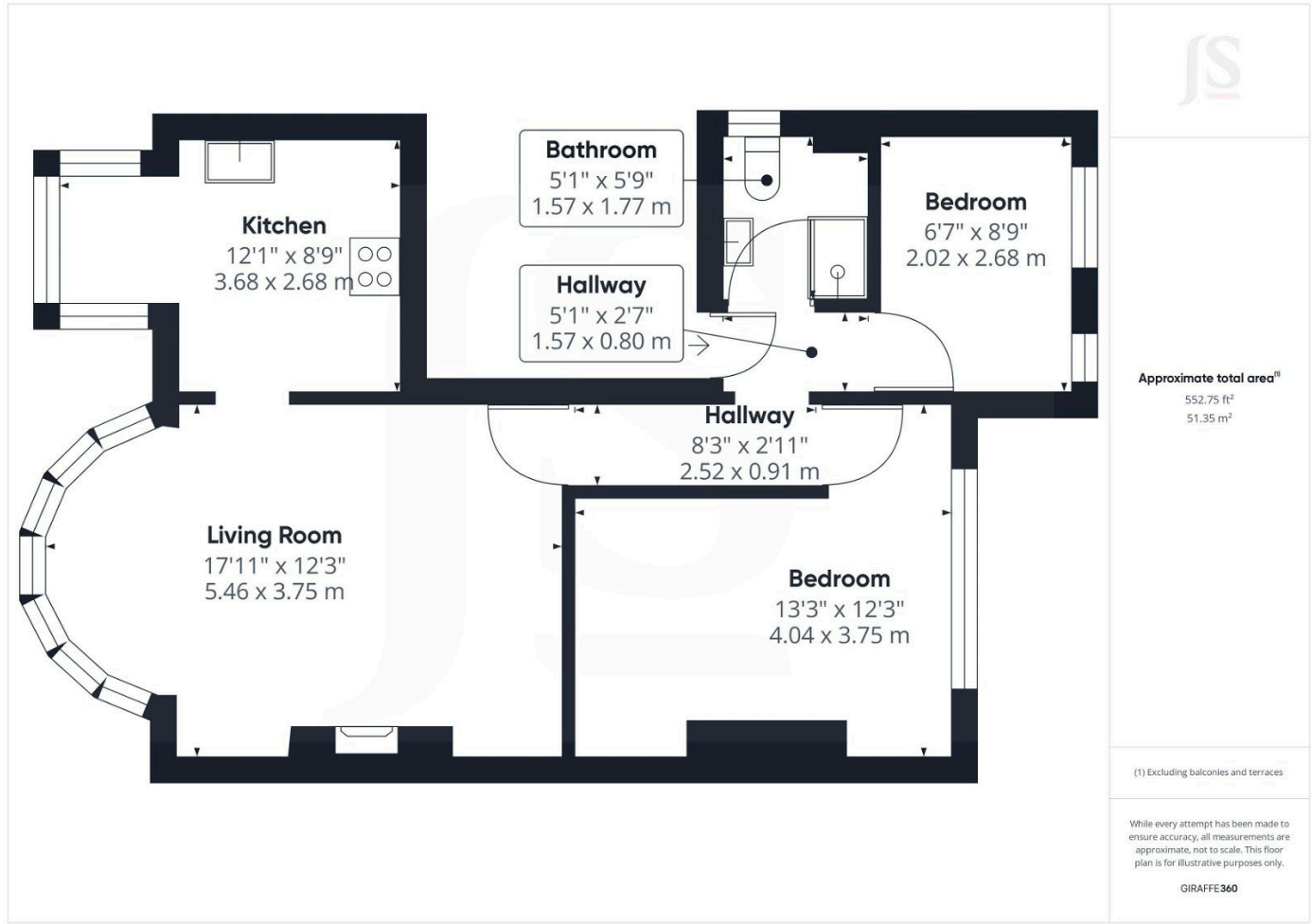
Maintenance: £840 Per 6 Months - With Right To Manage

Ground Rent: £0

### LOCATION

In one of Worthing's most prestigious postcodes in central East Worthing. Less than 25 metres to Worthing Seafront and less than one kilometre to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.





### Property Details:

Floor area \*as quoted by EPC: 678 Sqft

Tenure: Leasehold

Council tax band: tbc

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.