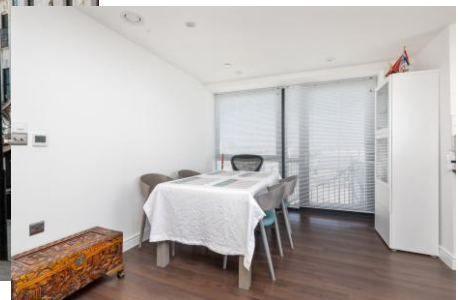
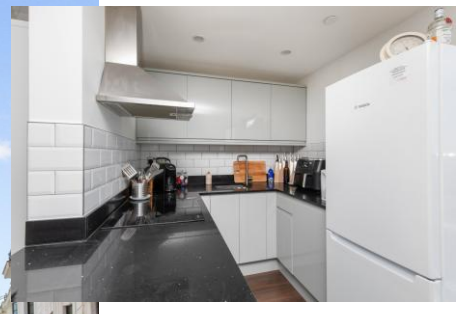




Matthew
Anthony
ESTATE AGENCY

It's all in the details...



12 Worthing House

2-6 South Street, West Sussex, BN11 3AE

Offers Over £325,000

- Chain free
- Contemporary fourth floor apartment
- Just across from the beach and promenade
- Glass framed south-facing balcony with stunning sea views
- Spacious double aspect open plan living space opening onto the balcony
- Fully fitted modern kitchen area with integrated appliances
- 2 Double bedrooms with fitted wardrobes
- 2 deluxe en suites with monsoon showers
- Wealth of floor to ceiling black framed windows
- Underfloor heating and residents lift

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

With picturesque sea views from a wide south-facing balcony, this fourth floor seafront apartment is a fantastic turnkey home. Beautifully lit by an abundance of floor to ceiling glazing with sleek black frames, its design demonstrates a great understanding of light and space. A resident's lift makes life easy, underfloor heating keeps things cosy underfoot when needed and the central location means you can be dipping your toes in the sea or sipping cocktails at a beachfront restaurant in a matter of minutes.

Step inside and you'll find the rich tones of an engineered wood floor flowing seamlessly from a large entrance hall into a stunning double aspect open plan living space where sliding doors instantly draw you to the sea views and take you out onto the glass framed balcony. Filled with natural light and giving you a bird's eye vista of the pier and town, its impressive proportions create an enviable place to relax, dine and unwind in style. A fully fitted monochrome kitchen area adds to the sociable feel and is well-appointed with the clean line design of handleless cabinetry. Jet black countertops with etched drainer grooves wrap-around to give bar stool seating, an array of integrated appliances includes an oven and hob, and metro tiled splashbacks lend a classic finishing touch.

Sitting peacefully to the rear of the apartment a duo of double bedrooms with fitted wardrobes and plush grey carpeting continue the impeccable design themes. Whilst one looks out across the rooftops from an expanse of floor to ceiling windows, both have exceptional en suites with the indulgent luxury of monsoon showers behind glass screens that effortlessly enhance the sense of light and space. A deep hallway cupboard completes the apartment providing handy storage without encroaching on the floor space or aesthetics.

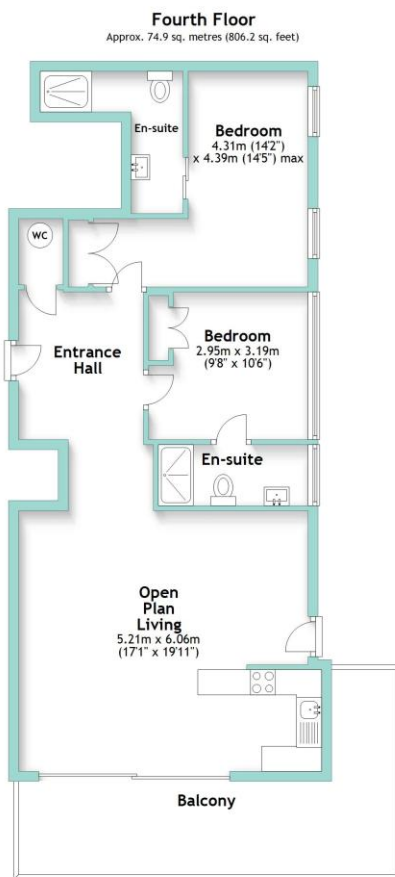
Step Outside

By opening up the sliding doors of the open plan living space you'll allow a superbly sized south-facing balcony become an easy flowing extension of your seafront home. Glass balustrades ensure the sea views are carried through without interruption and a brilliantly broad tiled floor extends out generating a wealth of space to sit back and soak up the sun and views while you enjoy al fresco diner and drinks with friends.

In your local area

Looking out onto the iconic architecture of the pier this seafront apartment is merely a stone's throw from the beach. The hubbub of the beachfront restaurants and the town centre's independent cafes, restaurants and high street shops are only moments from your door and the mainline station is approximately a mile. Regular bus services travel along the coast road making it easy to travel into Brighton and the A27 is easily accessible. Local schools include Reflections Nursery and Forest School, St Mary's Catholic Primary School and Our Lady of Sion Secondary School.





Total area: approx. 74.9 sq. metres (806.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax: Adur & Worthing, Band A

Tenure: Leasehold

Lease: Approximately 119 Years Remaining

Current Service Charge: £2,286.62 Half Yearly

Current Ground Rent: Peppercorn

Flood Risk: Rivers & Seas: Low

Surface Water: High

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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