



## 25 Newport Mews

, Worthing, BN11 2HN

Offers over £250,000

Leasehold Council Tax Band B



## STUNNING SEA VIEWS!

James & James Estate Agents are delighted to bring to the market this beautifully presented two bedroom ground floor apartment within this gated development.

In brief the accommodation comprises communal entrance with secure entry phone system into spacious entrance hall with shelved storage cupboard, feature bay fronted lounge with sea views, modern integrated kitchen with a range of appliances including fridge/freezer, oven & hob, extractor fan and washing machine, and pleasing views over the communal gardens towards the sea.

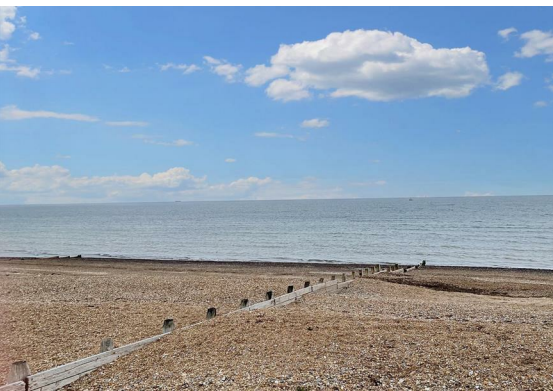
There are two bedrooms with bedroom one having a walk-in dressing area and wardrobe and bedroom two also having a fitted wardrobe, and a modern fitted shower room with an airing cupboard.

Externally there is an allocated parking space, ample visitor parking spaces, and well kept communal gardens.

Situated in the popular gated Newport Mews development the property is adjacent to the beach and regular buses serve the area giving great links into town, Lancing, Shoreham and beyond. The nearest mainline railway station is East Worthing giving great links to most major towns and cities.

Lease years remaining - 86 approx  
Service charge - £1857pa approx  
(includes ground rent)

## Communal entrance





Entrance hall  
9'1 x 7'10 (2.77m x 2.39m)

Bay fronted lounge/diner with sea views  
21'7 x 10'7 (6.58m x 3.23m)

Modern fitted integrated kitchen  
7'5 x 7'11 (2.26m x 2.41m)

Bedroom one  
11'0 x 8'1 (3.35m x 2.46m)

Dressing area/wardrobe

Bedroom two with fitted wardrobes  
10'10 x 5'4 (3.30m x 1.63m)

Modern fitted family bathroom  
7'7 x 6'7 (2.31m x 2.01m)

Allocated parking space



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

