



5 Camargue Court 24 Downview Road

West Worthing, Worthing, BN11 4QH

Asking price £300,000

Leasehold Council Tax Band C



A superb first floor Roffey built apartment situated in this convenient position in West Worthing.

In brief the accommodation comprises passenger lift and stairs to first floor, with solid front door and spy hole into spacious entrance hall, several cupboards which are floor to ceiling providing ample storage. The double aspect lounge is a particular feature of this property with UPVC double glazed sliding doors to the West facing balcony. Off the lounge is a door to the modern refitted kitchen with a range of high gloss units.

There are two double bedrooms, both enjoying pleasing outlooks over the communal gardens. The master bedroom has two lots of double wardrobes, and the second bedroom has it's own set of built in wardrobes. There is a study which was previously used as a separate w/c, and the plumbing is still in place if someone wants to reinstate this.

There is a luxury fitted en-suite shower room with wash hand basin inset to vanity unit. The communal gardens are a particular feature of this property being laid predominantly to lawn with a profusion of tree and shrub lined borders. The garage is a good size.

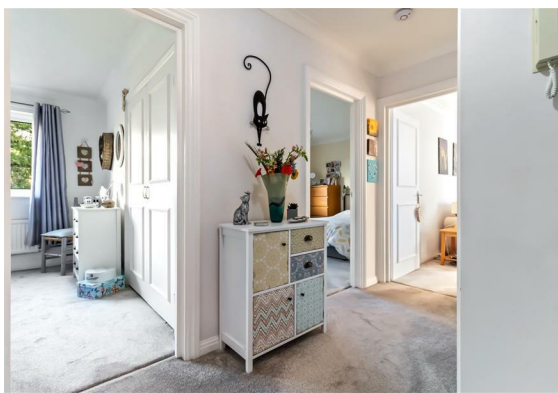
Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this luxury apartment.

Situated in Downview Road, the property is just a short stroll to West Worthing mainline railway station providing great links to most major towns and cities. Buses serve the area, Worthing town centre and Goring Road shops are close by.

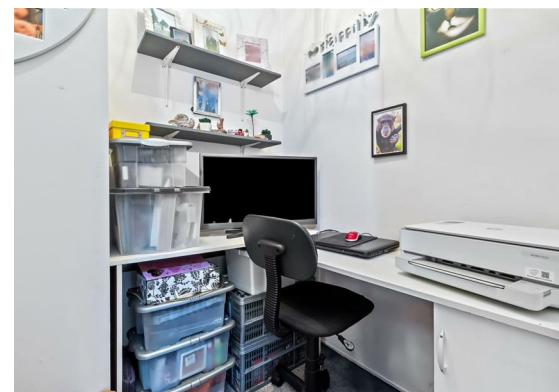
Lease years remaining - 147 (approx)  
Service charge £2000pa (approx)

Communal entrance with stairs & passenger lift to

Solid front door into spacious entrance hall







Feature double aspect West facing lounge  
18'6 x 12'11 (5.64m x 3.94m)

Patio doors onto West facing balcony

Luxury refitted kitchen  
11'7 x 10'1 (3.53m x 3.07m)

Master bedroom with double fitted wardrobes  
11'6 x 11'2 (3.51m x 3.40m)

Bedroom two  
12'6 x 10'10 (3.81m x 3.30m)

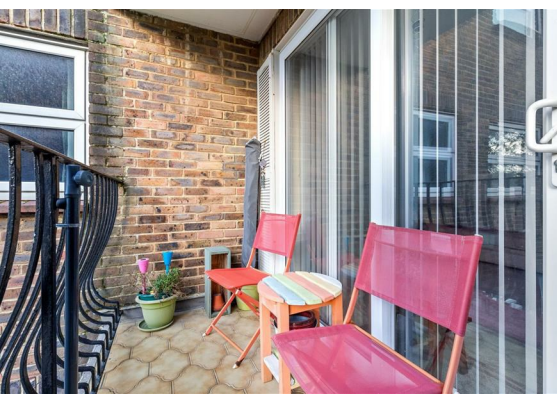
Study (former w/c)  
5'10 x 5'8 (1.78m x 1.73m)

Luxury refitted shower room  
7'10 x 5'9 (2.39m x 1.75m)

Good size garage

Visitors parking

Communal gardens





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.

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Area Map



Energy Efficiency Graph

