

** Guid Price £200,000 to £220,000 **

A beautifully presented two bedroom, sixth floor floor, seafront apartment boasting stunning sea and downland views.

In brief, the accommodation comprises passenger lift to sixth floor, solid front door into spacious entrance hall, triple aspect lounge/diner with views across Worthing, The Downs and out to sea. There are two double bedrooms, with the master bedroom having fitted wardrobes. There is a modern fitted kitchen/breakfast room, and a bathroom with separate w/c. Other benefits include central heating included within your maintenance, double glazed windows, and no onward chain. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely apartment.

Situated on the seafront, regular buses serve the area, giving great links into town centre. The nearest mainline railway station is Worthing, which gives good links to most major towns and cities. Please contact the vendor's sole agents to arrange your private viewing tour.

Service charge - £2838pa (includes heating)

Ground rent - £112pa

Lease years remaining - 166

Reserve charge - £888pa (approx)

Passenger lift to 6th floor

Solid front door into entrance hall





Triple aspect lounge/diner
22'3 x 12'4 (6.78m x 3.76m)

Kitchen/breakfast room
16'2 x 7'1 (4.93m x 2.16m)

Bedroom one with fitted
wardrobes
10'5 x 15'0 (3.18m x 4.57m)

Bedroom two
9'1 x 13'2 (2.77m x 4.01m)

Coloured bathroom suite
Separate w/c



Floor Plan



Viewing

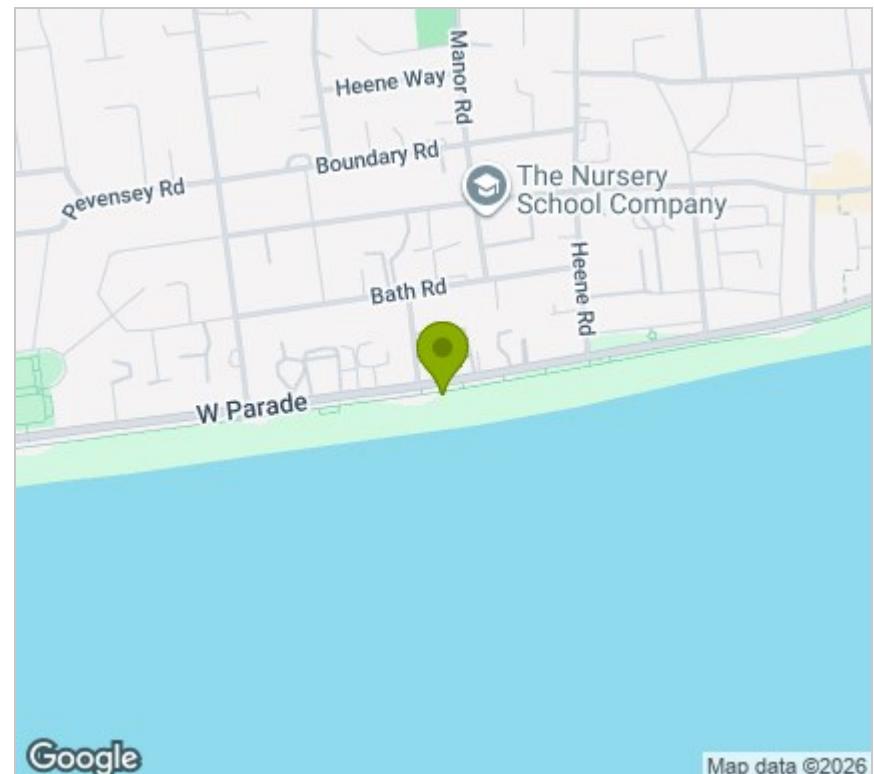
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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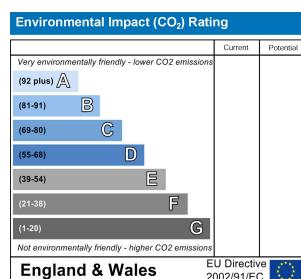
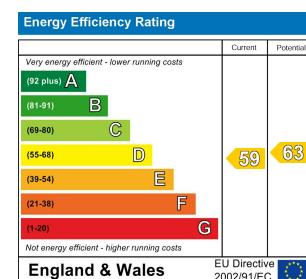
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Area Map



Energy Efficiency Graph



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