



3 Balcombe Court West Parade

, Worthing, BN11 3PL

Guide price £250,000

Leasehold Council Tax Band D

A rare opportunity to acquire this purpose-built seafront apartment, enviably positioned on the ground floor and offered to the market with no onward chain.

The property enjoys an outstanding coastal setting directly on Worthing's sought-after seafront, with the beach quite literally on your doorstep. From the spacious lounge/diner, sliding doors open onto a private enclosed sun garden – the perfect spot to enjoy morning coffee while breathing in the sea air or to unwind with evening drinks after a stroll along the promenade.

Inside, the well-planned accommodation begins with a communal entrance and secure entry system, leading to a generous hallway with ample storage cupboards. The dual-aspect lounge/diner provides a light and airy living space, while the two double bedrooms include a principal bedroom with fitted wardrobes. A modern shower room and separate WC complete the internal accommodation.

Externally, the property benefits from beautifully maintained communal gardens, a garage, and further visitor parking. The apartment also features gas central heating, double glazing, and an extended lease.

The location is truly superb: step outside and you are immediately greeted by Worthing's wide promenade and beach, ideal for leisurely walks, cycling, or simply soaking up the views. Regular bus services pass close by, while Worthing town centre, with its comprehensive range of shops, cafes, bars, and restaurants, is within easy reach.

In our opinion, this apartment combines the ease of ground-floor living with the unique lifestyle advantages of a prime seafront position, and an internal viewing is considered essential to fully appreciate its size, setting, and potential.

Lease years remaining - 125
£5065.40 PA including heating, hot water and cold water supply and waste.

Secure entry phone system into communal entrance





Spacious entrance hall with storage cupboards

Double aspect lounge/diner
19'11 x 12'8 (6.07m x 3.86m)

Enclosed sun room
10'4 x 3'10 (3.15m x 1.17m)

Kitchen
7'11 x 10'1 (2.41m x 3.07m)

Bedroom one
13'8 x 11'10 (4.17m x 3.61m)

Bedroom two
13'2 x 10'3 (4.01m x 3.12m)

Separate w/c

Fitted shower room
7'10 x 5'8 (2.39m x 1.73m)

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

