



West Parade, Worthing, BN11 3RB  
£1,400 Per Calendar Month

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This beautifully presented two-bedroom, two-bathroom first-floor apartment is situated in the highly sought-after Capelia House, perfectly positioned along Worthing's stunning seafront. The apartment offers a bright and spacious open-plan living area with a sliding door leading to a private balcony. The modern fitted kitchen features matching wall and base units, an integrated gas hob and electric oven, and space for both an upright fridge freezer and washing machine. Both bedrooms are generously sized doubles, each benefiting from fitted wardrobes, while the main bedroom includes an en-suite shower room. There is also a second modern shower room and WC. The property is just a short stroll from Worthing town centre, offering an excellent selection of shops, cafes, restaurants, and leisure facilities, including the popular Worthing Pier. For commuters, Worthing railway station is within easy reach, providing direct services to Brighton, Gatwick Airport, and London Victoria. Excellent local bus routes and nearby road links. Additional features include, gas central heating and double glazing. Garage in compound plus visitor parking. First-floor position with secure entry system. Available early December. Council Tax Band: E. EPC Rating: C.

- Two-bedroom, two-bathroom first-floor apartment
- Located in the sought-after Capelia House on Worthing's West Parade
- Private balcony
- Modern fitted kitchen
- Two generous double bedrooms, both with built-in wardrobes
- En-suite shower room
- Gas central heating and double glazing throughout
- Garage in compound with visitor parking available
- First-floor position with secure entry system
- Available early December





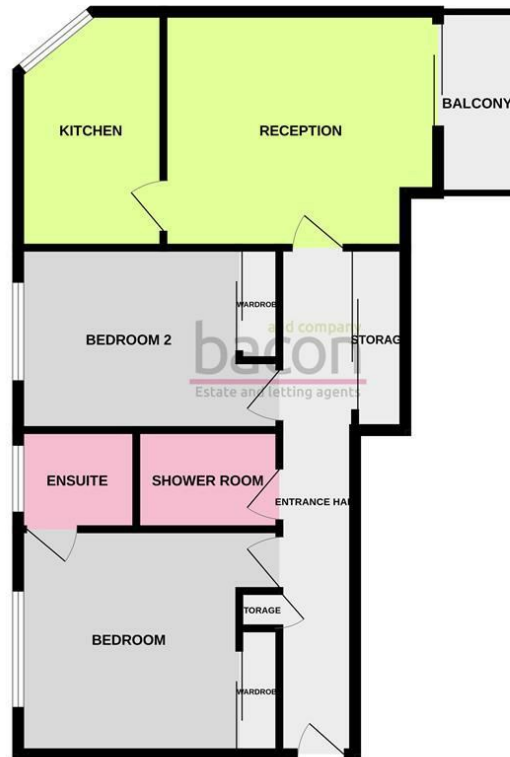








FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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