



25 Bayside Apartments, Worthing, BN11 2FJ

Asking Price £499,000



A luxury two bedroom, two bathroom seafront apartment with DIRECT SEA VIEWS and sun balcony. Located within the highly sought after Bayside Development. Built by Roffey Homes offering superb luxury living along with feature health club facilities this development really is something special.

The accommodation briefly comprises, communal entrance with concierge service, video entry phone and lifts to all floors, entrance hall with walk in utility cupboard, spacious living room, kitchen, sun balcony and two bedrooms all with sea and coastal views, ensuite to master bedroom and additional spacious bathroom. This apartment also benefits from a secure allocated parking space and store room located in the basement.

- Fourth Floor Apartment
- Two Double Bedrooms
- Extended Kitchen with AEG Appliances
- Balcony with Sea Views
- Private Basement Store Room
- Allocated Parking Space
- Direct Access To Beach
- Concierge Service, Swimming Pool, Sauna, Steam Room, Gym, Residents Lounge





Apartment Features

This development offers so many exciting features which include a residents health club offering a swimming pool, sauna, steam room and gym. Concierge service, remainder of a 10 year insurance backed building guarantee, remains of a 125 year lease, highly efficient central heating system and mechanical heat recovery unit. Beautiful landscaped beachfront communal gardens with direct access to the promenade and seafront.

Concierge Entrance

A welcoming entrance with concierge service and video entry phone. Lifts and staircases to all floors.

Fourth Floor

Private front door opening into the apartment.

Entrance Hall

Karndean flooring. Wall mounted heating control. Video entry phone system. Inset spotlights.

Utility Cupboard

Space and plumbing for washing machine and tumble dryer. Wall mounted heat recovery unit.

Open Plan Lounge/Kitchen/Diner

6.25m x 5.79m (20'6" x 19')

A spacious and light room with Karndean flooring and full height windows and doors with coastal and sea views. Wall mounted control

for underfloor heating. Sliding doors open onto the SUN BALCONY. The kitchen provides plenty of work surfaces with fitted base and wall cupboards and drawers. Integrated AEG appliances include, induction hob with extractor above, oven, microwave oven, fridge/freezer and dishwasher. Under cupboard lighting. Inset 1½ sink unit.

Sun Balcony

With superb direct sea and coastal views. Enclosed by railings.

Bedroom One

4.93m x 2.74m (16'2" x 9')

Full height windows with coastal and sea views. Wall mounted control for underfloor heating. Fitted sliding door double wardrobe. Door to Ensuite.

En-Suite

2.16m x 1.83m (7'1" x 6')

Enclosed step in double shower with chrome wall mounted fittings. Vanity surface with inset wash hand basin and concealed cistern. W/C. Fitted mirror vanity cupboard with feature ambient lighting beneath. Tiled walls and tiled floor. Inset spotlights. Chrome towel radiator.

Bedroom Two

3.38m x 3.33m (11'1" x 10'11")

Full height windows with coastal and sea views. Wall mounted control for underfloor heating. Fitted sliding door wardrobe.

Bathroom

2.41m x 1.96m (7'11" x 6'5")

A tiled enclosed bath with mixer tap and shower attachment. Vanity surface with inset wash hand basin and concealed cistern. W/C. Fitted mirror vanity cupboard with feature ambient lighting beneath. Tiled walls and tiled floor. Inset spotlights. Chrome towel radiator.

Allocated Parking Space

Located in secure gated residents underground parking area. In addition there is a secure bike store.

Self Contained Basement Storage Unit

1.9m x 2.25m (6'2" x 7'4")

Private secure basement storage unit.

Required Information

Length of lease: 121

Annual service charge: £4,600 - Includes use of the pool, gym, sauna, steam room & concierge

Annual ground rent: £250

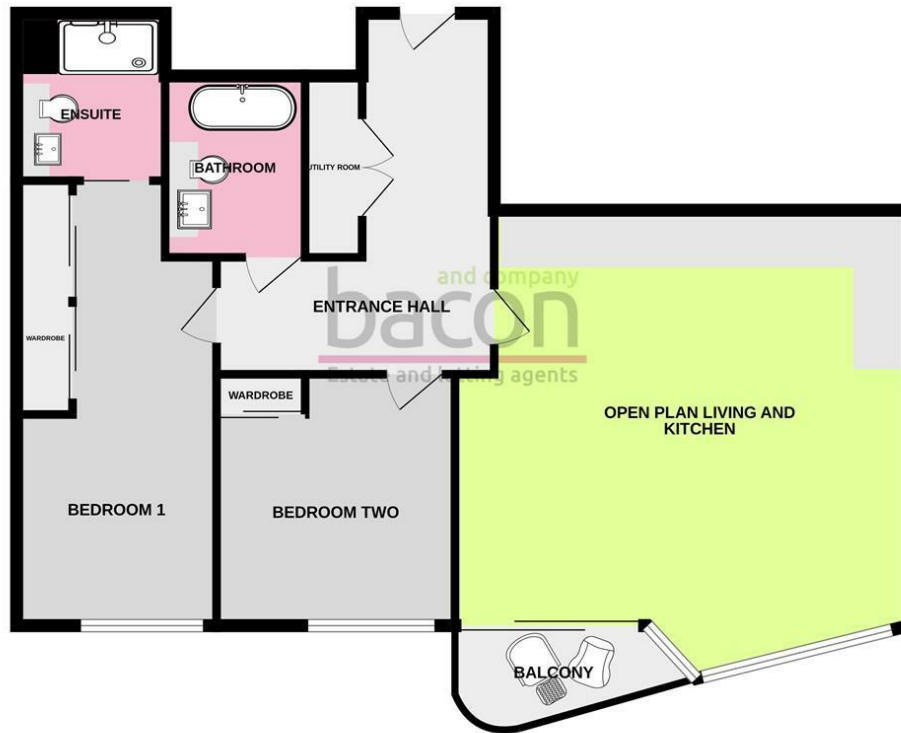
Council tax band:

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



FOURTH 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) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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