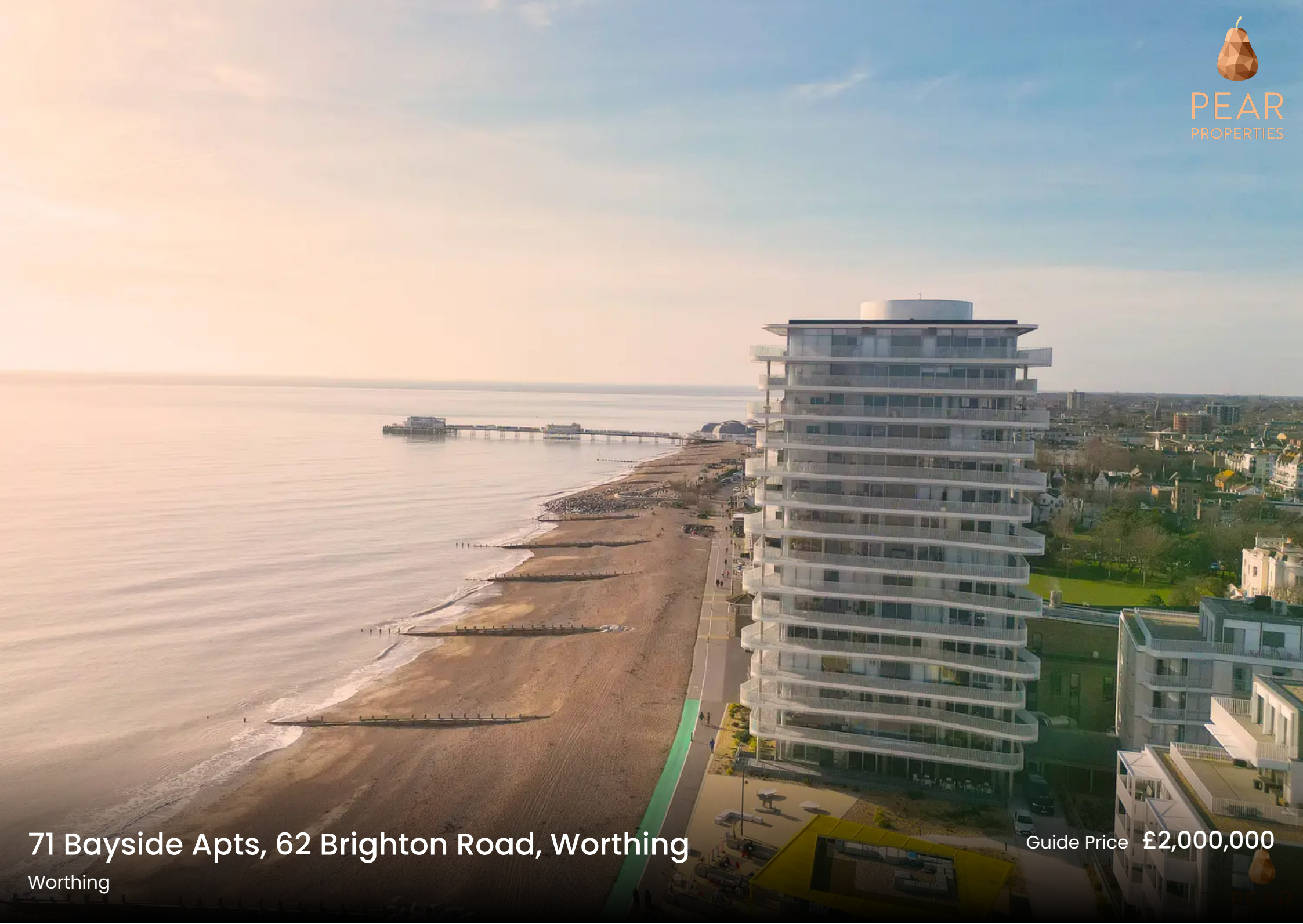




PEAR  
PROPERTIES



71 Bayside Apts, 62 Brighton Road, Worthing

Worthing

Guide Price £2,000,000

Arguably one of the finest penthouse apartments on the south coast. This stunning apartment boasts unparalleled panoramic views of the sea and South Downs, creating a truly exceptional living experience. Located on the top (fourteenth) floor of the prestigious Bayside Apartments tower, this exceptional 1750sqft. three double bedroom home, built by award winning developers Roffey Homes, is offered for sale in virtually brand-new condition having only been occupied for a handful of days since original construction. The Bayside tower sits directly on Worthing beachfront with far reaching Southerly views across the English Channel, East towards Brighton and North overlooking the beautiful South Downs National Park.

The apartment itself has numerous features including stunning double aspect living room with full height glazing opening into a high-end kitchen with fully integrated Miele appliances. The luxurious master bedroom suite offers a private sanctuary with a dressing area and an expansive en-suite bathroom, providing the perfect space for relaxation and rejuvenation. The two additional double bedrooms also offer direct access to the wraparound panoramic balcony, allowing you to soak in the breathtaking vistas at any time of day. There is also a bath/shower room along with a cloakroom and separate utility room.

Underfloor heating is installed throughout the flat, providing ultimate comfort and cosiness during cooler months, whilst an independent air conditioning system keeps the apartment cool during the summer months. As a resident, you will have access to the swimming pool, spa, and fitness suite, allowing you to maintain a healthy and active lifestyle without having to leave the comfort of your own home. Furthermore, the property offers private residents parking with an allocated double length car parking space in the secure basement carpark for your convenience and peace of mind as well as a private lockable store measuring 9'1 x 6'4.

Bayside residents also benefit from a private spa area which includes a swimming pool, sauna, steam room and gymnasium as well as a concierge service.

Finally, the Bayside tower has recently received national acclaim as overall winner of The Royal Fine Art Commission Trust's Building Beauty Award giving the development even more prestige.





#### **Entrance Hallway**

32' 3" x 4' 3" (9.84m x 1.30m)

A grand entrance hallway with fitted console table.

#### **Utility Entrance**

4' 8" x 6' 4" (1.41m x 1.92m)

A doorway to an inner hallway which then leads to both the utility room and WC. In here is some storage space.

#### **Utility Room**

7' 7" x 5' 7" (2.30m x 1.70m)

Useful utility area with storage cupboards, space for washing appliances and small sink. This area also houses the boiler, fuse board and heating controls.

#### **WC**

2' 8" x 5' 3" (0.82m x 1.59m)

Fully tiled WC with wash hand basin.

#### **Living Room**

16' 5" x 16' 10" (5.00m x 5.12m)

Flowing on from the dining area with feature inset fire and uninterrupted southerly sea views.

#### **Kitchen/Dining Area**

23' 11" x 9' 6" (7.29m x 2.89m)

A bespoke, fitted Paula Rosa kitchen comprising a range of wall and base units, quality Miele integrated appliances, composite stone worktops with inset breakfast bar. Floor to ceiling window offering scenic easterly views from the sink area with panoramic views from the dining area.

#### **Master Bedroom Suite**

18' 7" x 15' 6" (5.66m x 4.73m)

A grand master bedroom suite with stunning panoramic views. Cleverly designed headboard with storage to the other side and opposite fitted wardrobes to create a dressing area.





### **En-Suite**

19' 1" x 6' 0" (5.82m x 1.84m)

Interior designed fully tiled en suite with natural stone 'his and hers' vanity unit, thermostatically controlled shower, underfloor heating and heated chrome towel warmer, vanity cabinet with lighting and demisting mirror. Door to linen storage cupboard.

### **Bedroom Two**

10' 6" x 11' 1" (3.21m x 3.37m)

A good size double bedroom with fitted wardrobe and floor to ceiling sliding doors leading out to the balcony.

### **Bathroom**

7' 2" x 5' 6" (2.18m x 1.68m)

### **Bedroom Three**

10' 4" x 10' 6" (3.15m x 3.21m)

A good size double bedroom with fitted wardrobe and floor to ceiling sliding doors leading out to the balcony.

### **Balcony**

Panoramic balcony spanning all three sides of the building offering direct sea and downland views.

### **Allocated parking**

2 Parking Spaces

A double length allocated parking bay in the secure underground car park providing space for two cars.



- Stunning Penthouse Apartment
- Wraparound Panoramic Balcony with Sea and South Downs Views
- Master Bedroom Suite with Dressing Room and En-Suite
- Two Further Double Bedrooms with Direct Balcony Access
- Paula Rosa Kitchen with Miele Integrated Appliances
- Underfloor Heating Throughout Flat
- Independent Air Conditioning
- Residents Swimming Pool, Spa and Fitness Suite
- Private Residents Parking with Allocated Double Length Car Parking Space
- Secure Visitors Parking
- Air Conditioning

Council Tax band: H

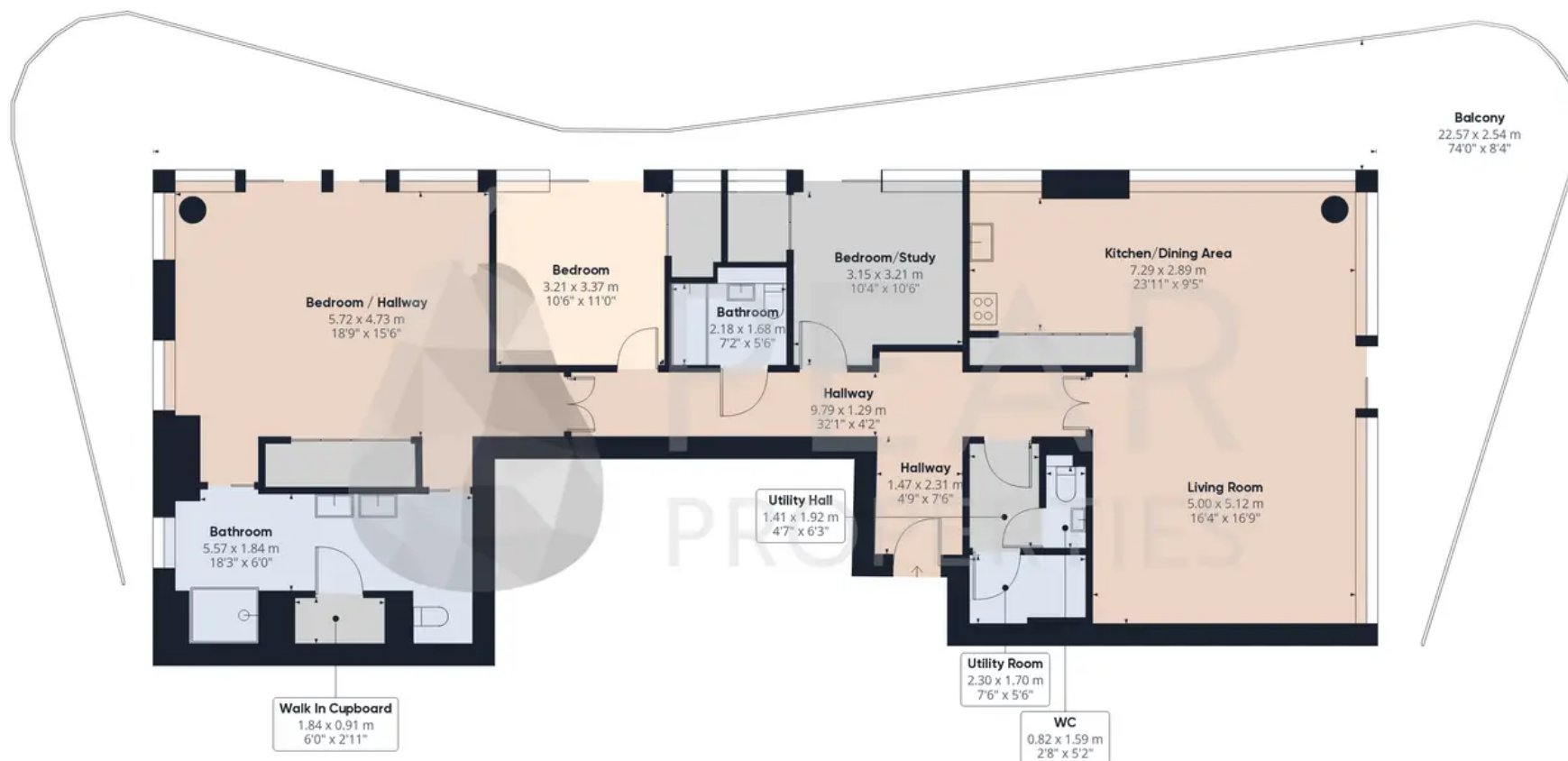
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Approximate total area<sup>(1)</sup>

156.28 m<sup>2</sup>

1682.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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