



**15 Newport Mews,
Worthing, West Sussex, BN11 2HN
£350,000 Freehold**

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ESTATE AGENTS

Situation

Newport Mews is located to the east of Worthing's main town centre and is directly on Worthing seafront in a secure gated development. The property enjoys superb sea views and is positioned within fifty yards of the seafront with its promenade and pleasant walks into both Worthing town and a little further towards Shoreham. Shopping facilities, bars and restaurants can be found at Worthing's main town centre which is approximately 1.2 miles away, with Shoreham's just over 3 miles and bus services also pass close by providing excellent access to further surrounding areas. Worthing's mainline railway station is within 1½ miles distance which has direct links to Brighton and London Victoria.

Description

EPITOME OF SEAFRONT LIVING! Accessed via set of Electric Gates to this immaculately kept Private Development, complete with allocated private parking directly outside the property. Once inside, the condition and the changes that have been made by the current Vendor will ensure the next owner can move straight in!

A bright Kitchen/Diner with range of matching floor and wall mounted cupboard are separated by contrasting teal tile splashback, adding a burst of bright colour, complimenting direct views of the Beach & Sea (this is protected by the covenants in place, to benefit all residents). The lounge flows out to a tranquil, Westerly-facing rear garden, via set of sliding glazed doors, and a range of beautiful mature shrubs, blossom trees and climbing plants.

Back inside, stairs rise to the first floor where there are two Bedrooms, both of these are considered doubles and feature built in storage. The family bathroom, with white matching sanitary-ware is fully tiled and has a further nautical theme.

In our opinion early viewing is deemed essential to appreciate all this Seafront property has to offer!

Agents Note

There is an annual service charge of £850.00.

Property Information

Council Tax Band C: £2082.77 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Allocated Parking

Broadband: Standard 5 Mbps, Superfast 55 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

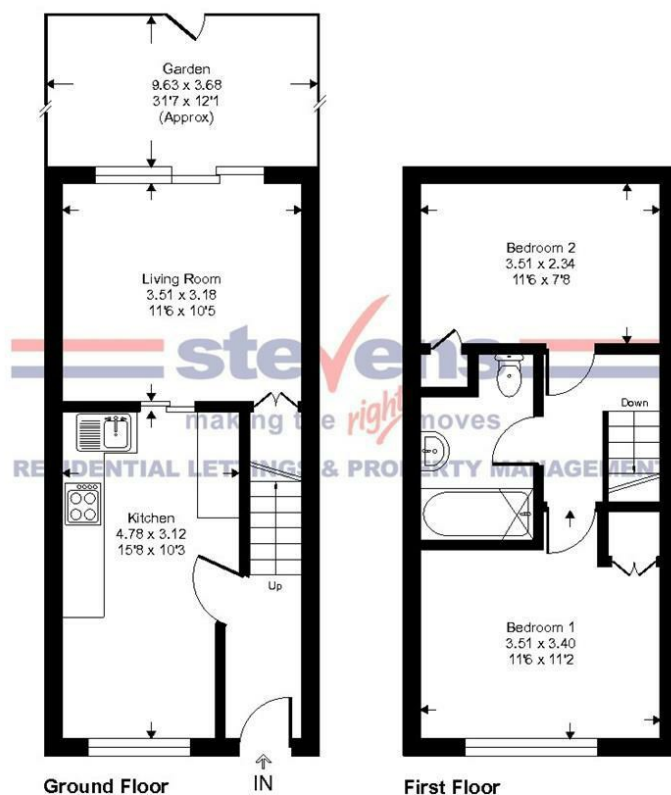
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





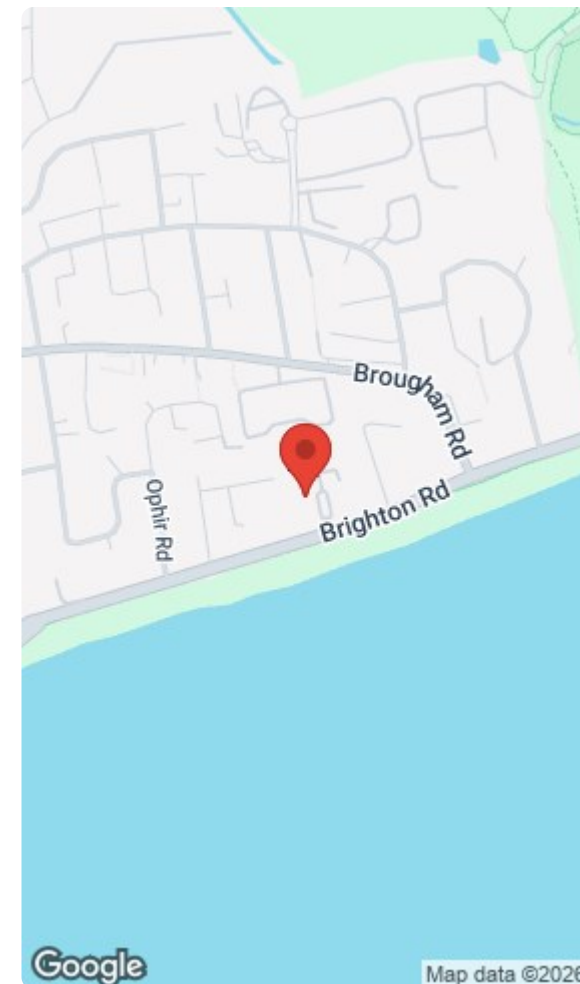
Newport Mews, BN11

Approximate Gross Internal Area = 56.8 sq m / 612 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	71	
(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

Viewings by appointment only

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