



**Brighton Road, Worthing BN11 2HG**

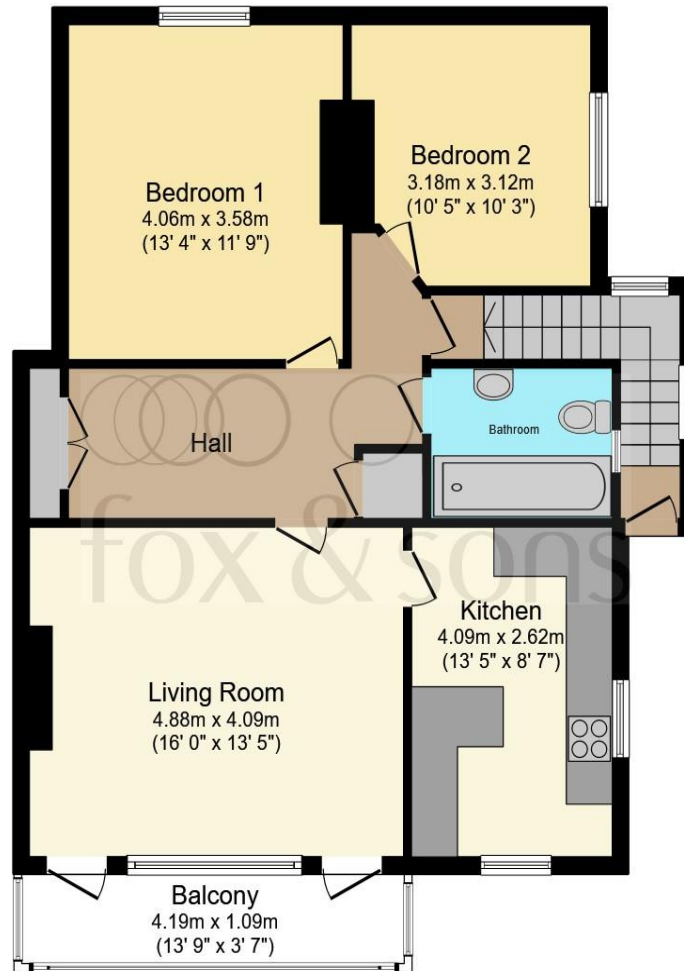


**welcome to**

**Brighton Road, Worthing**

A two double bedroom first floor apartment offering seafront views and living. This modernised apartment benefits from a long lease and off street parking, rarely available on the seafront! Key feature is the enclosed balcony enjoying direct sea views.





### Kitchen

13' 5" x 8' 7" ( 4.09m x 2.62m )

### Balcony

13' 9" x 3' 7" ( 4.19m x 1.09m )

### Bedroom One

13' 4" x 11' 9" ( 4.06m x 3.58m )

### Bedroom Two

10' 5" x 10' 3" ( 3.17m x 3.12m )

### Bathroom

5' 7" x 5' 1" ( 1.70m x 1.55m )

### Hallway

14' 4" x 6' 6" ( 4.37m x 1.98m )

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Brighton Road, Worthing**

- Seafront & Town Living
- Long Lease
- Private Entrance
- Off Street Parking
- Enclosed Balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CWO111064 - 0006

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