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Description

We are delighted to offer to the market an opportunity to purchase a spacious third-floor, two bedroom apartment in the prestigious Bayside development, ideally situated in the heart of Worthing Town Centre, boasting direct access onto the beach and yards away from local shops, parks, gyms, restaurants, and bus routes, with the mainline station nearby.

The development comprises of very modern and pristine interior with a spacious south facing kitchen/living room and balcony, two double bedrooms, an en-suite, a family bathroom, and plenty of storage space. Other benefits include a long lease, underground parking space and garage, beautiful communal areas such as a pool, gym, winter garden, lounge, reception, various seating areas, and concierge.

Key Features

- Third Floor Sea Front Apartment
- Two Double Bedrooms
- Prestigious Bayside Complex
- Concierge
- Open Plan Lounge/Kitchen/Diner
- Master Bedroom with En Suite
- Council Tax Band D
- Garage & Allocated Parking
- Communal Gardens
- Communal Swimming Pool & Health Facilities



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Lift and stairs to third floor. Front door to:

Spacious Hallway

Downlights, utility cupboard with boiler and space and plumbing for washing machine and tumble dryer, further large cloak cupboard.

Open Plan

Lounge/Kitchen/Diner

6.18 x 6.11 (20'3" x 20'0")

Two double glazed patio doors with fantastic sea views and view of the internal courtyard. Handle-less contemporary style kitchen with rolled top working surfaces incorporating one and a half bowl sink with mixer tap, four ring induction hob with AEG extractor fan over, stack of drawers, integrated dishwasher, integrated AEG electric oven, integrated microwave oven, integrated fridge/freezer, attractive glass splashbacks and breakfast bar area. Space for dining table and lounge area with downlighters, under floor heating and dimmer switches. Two double glazed patio doors to:

Balcony

4.40 x 2.12 (14'5" x 6'11")

Tiled floor and sea views with space for table and chairs.

Bedroom One

4.56 x 4.21 (14'11" x 13'9")

Double glazed window with sea view, under floor heating controller, wardrobes with hanging and storage over, limed oak wood effect flooring, and door to:

En Suite Shower Room

Fitted shower cubicle with fitted shower rainfall head and separate attachment, contemporary style WC

with concealed cistern, basin with mixer tap, electric heated towel rail and mirror fronted vanity cupboards.

Shower Room

Large walk in shower with remote controls, concealed cistern low flush WC, basin with mixer tap, mirror fronted vanity cupboards, heated towel rail, tiled walls, tiled floor, downlights and extractor unit.

Bedroom Two

4.64 x 2.90 (15'2" x 9'6")

Double glazed window with sea view, limed oak wood effect flooring and wardrobe with hanging and shelf.

Garage & Parking

Secure allocated underground parking and large garage.

Lower Ground Store Room

Locked store room with power and light with ample space for storage.

Facilities

The building offers several facilities in addition to the concierge reception which include an indoor swimming pool with views of the seafront, a gym, sauna, a steam room, a bike storage room and a lounge area which leads to the outdoor space.

Communal Gardens

Externally the property has a communal garden with an outside seating area and access to the seafront.

Tenure

Leasehold

Remaining lease: Approx. 120 years

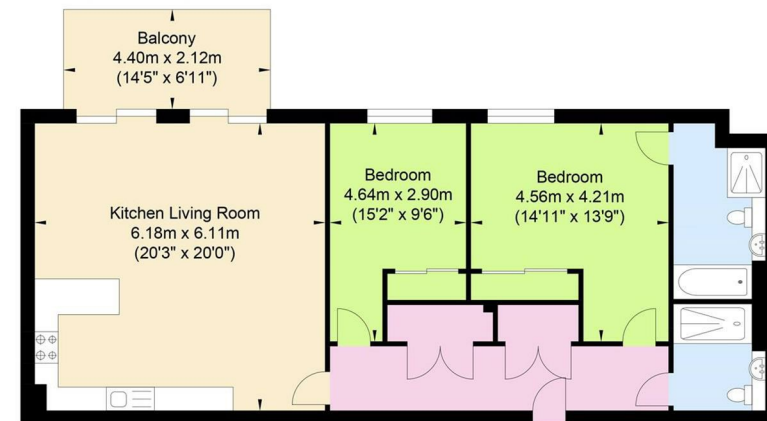
Service charges: £4,963 per annum

Ground rent: £250 per annum



Floor Plan Brighton Road

Brighton Road



Third Floor
Approximate Floor Area
1016.65 sq ft
(94.45 sq m)



Approximate Gross Internal Area (Excluding Balcony) = 94.45 sq m / 1016.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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