



Windsor Court, Brighton Road, Worthing, BN11 2EZ

Guide Price **£260,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: B

- First Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Extremely Well Presented Throughout
- Remainder Of A 933 Year Lease
- Contemporary Bathroom Suite
- Under Floor Heating
- South Facing Balcony With Sea Views
- Close To Local Shops, Amenities & Mainline Train Station
- Popular Seafront Location

We are delighted to offer for sale this rarely available and spacious first floor apartment situated in this highly sought after seafront location, close to local shops, amenities, and mainline train station. The apartment boasts entrance hall with two storage cupboards, two bedrooms, spacious south facing living/dining room, modern fitted kitchen, contemporary bathroom suite with separate w/c, south facing balcony with uninterrupted sea views and well maintained garage with power.





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Internal The development is accessed via a secure entry phone system, opening into the well maintained communal areas and stairs rising to the first floor. Situated at the front of the apartment is the spacious living/dining room measuring 11'10" x 15'9", comfortably allowing for both living and dining room furniture. This room has direct access onto the private balcony and benefits from south facing sea views, creating a light and airy room all year round. The two double bedrooms can fit a large double bed, with the larger of the two facing south and featuring a built in wardrobe. The smaller room is recently refurbished and has distant views of the South Downs National Park. The kitchen has been fitted with underfloor heating and an array of modern wall and floor mounted units, remotely controlled gas boiler, with plenty of space and provisions for multiple white goods including a free standing fridge freezer, oven and washing machine. The bathroom has been refurbished with a contemporary suite including a bath and shower overhead, hand wash basin and a separate w/c, all with underfloor heating. The apartment benefits from gas central heating throughout, with radiators placed in the hall, kitchen, bathroom, w/c, both bedrooms and living room.

External The apartment boasts a newly built south facing balcony, with metal balustrades and glass screening. The balcony offers uninterrupted panoramic sea views. The development offers unallocated parking on a first come first serve basis.

Situated In one of Worthing's most prestigious postcodes in central East Worthing. Less than 25 metres to Worthing Seafront and less than one mile to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with East Worthing train station's offering regular services along the coast and London, in addition to bus line to Brighton just few steps away.

Tenure Share of freehold

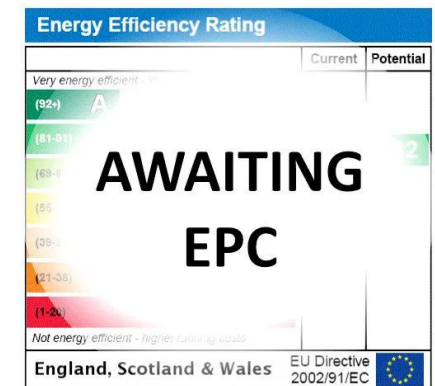
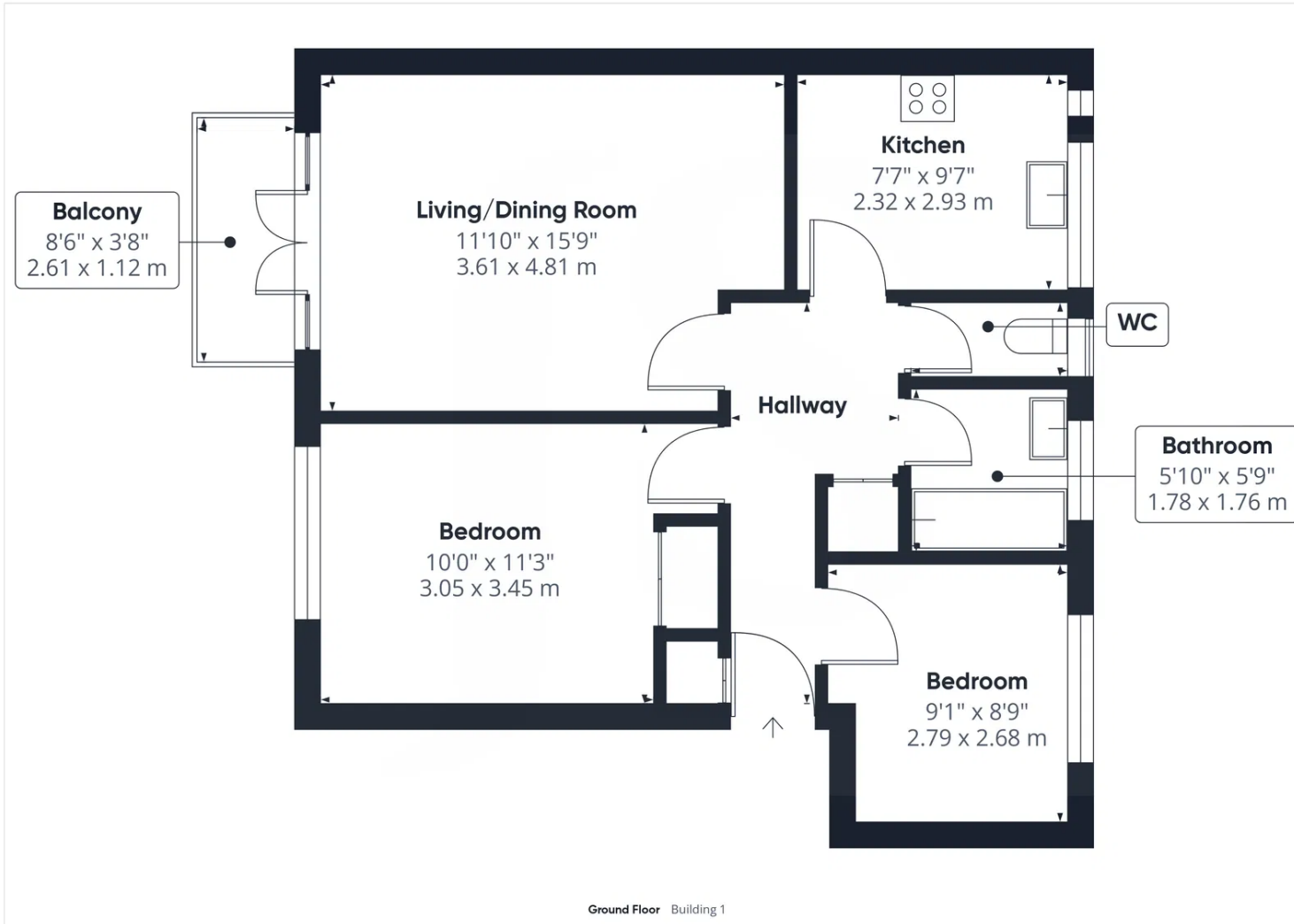
Lease Length Remainder of 999 year lease

Maintenance £2,000 per annum

Ground Rent N/a

Council Tax Band B





Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.