



*It's all in the details...*



# 16 Camargue Court

24 Downview Road, West Sussex, BN11 4QH

**£290,000**

- Excellent third floor flat with lovely outlooks
- Private garage and off-road parking
- Great location in a prized development with lovely communal grounds
- Impeccably designed layout with a wealth of space
- Superbly sized double aspect lounge/diner opening onto a west facing balcony
- Large fully fitted kitchen with integrated appliances
- Light filled main bedroom with recessed wardrobes
- Versatile second double bedroom
- Modern family bathroom and matching separate shower room
- Easy access to West Worthing mainline station and EV charging points

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## **Step Inside**

Sitting back from Downview Road behind the colour and greenery of impressive communal grounds, Camargue Court instantly paints an impressive picture of the lifestyle on offer. Step inside this popular modern development and up on the third floor you'll find a tastefully presented home with a wealth of space and versatility for a growing family or working from home.

Unfolding from a central hallway that immediately generates a feeling of space, a free flowing layout stretches down to a beautifully sunlit double aspect lounge/diner where you'll find ample space to relax, unwind and spend time together. Glazed sliding doors allow the treetops outside to lend a leafy backdrop, tempting you out onto a west-facing balcony that adds an idyllic spot for everything from a morning coffee to dinner in the summer sun. The generous dimensions of the room provide ample space for delineated seating and dining areas with space to spare for children to play.

Explore further and you'll discover that the treetop views and notable proportions are echoed in an adjacent large kitchen that's fully fitted and designed with modern life in mind. A wealth of natural light filters in through the wide west facing windows and the painted timber grained doors of the cabinetry perfectly match the tiled splashbacks. Integrated appliances include a hob and tower ovens, the considered arrangement has extra space for a freestanding fridge freezer and washing machine, and hidden lighting beneath the wall cabinets softly illuminates the space at night.

Along the hallway an excellently sized main bedroom has a stylish clean modern feel and the added benefit of recessed wardrobes that provide plenty of storage without encroaching on the floor space or airy feel of the room. With its sunshine yellow walls, a second double bedroom could be equally perfect for children, guests or as a home office. Together these impressive two rooms share both a family bathroom and separate shower room arranged in matching tiled settings. Impeccably presented, while the bathroom has a modern suite that includes a bath with a folding screen and overhead shower, the shower room has a corner walk-in shower with a double doored screen. Perfect for stowing away coats, bags, shoes and life's bits and bobs, a trio of hallway cupboards create handy extra storage.

## **Step Outside**

Framed by decorative wrought iron railings that allow the views of the trees outside to be carried into the flat, a considerable west facing balcony is a lovely extension of the lounge/dining room and a great place to escape from the hubbub of a busy day. A tiled floor extends under your feet and the width and depth easily accommodate ample space to sit back and unwind in style.

Down below the communal gardens are admirably maintained and planted to subtly give a feeling of distance and privacy from passers-by.

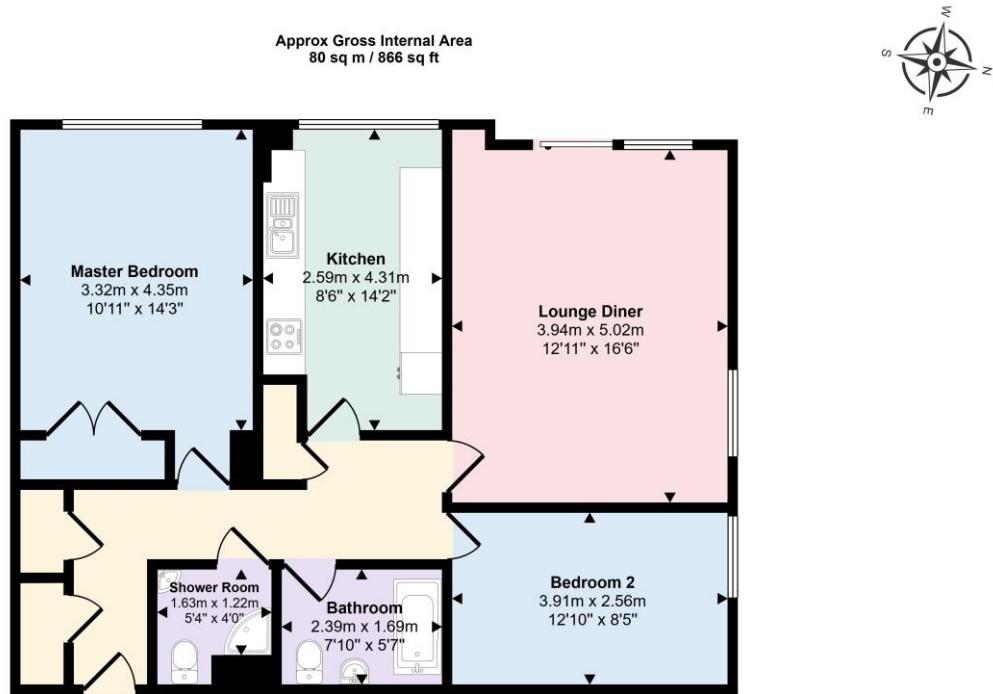
The flat benefits from a private garage within the development and it's good to note that electric vehicle charging points have recently been installed on Downview Road.

## **In your local area**

Running parallel to Grand Avenue, Downview Road stretches down to Boundary Road making it easy to take a stroll down to the beach. West Worthing mainline train station is merely a 0.3mile from Camargue Court at the top of the road, conveniently placed for fresh coffees at the ever popular Olea Grove.

The A24 and A27 are easily accessible and Worthing town centre has a great mix of high street and independent shops, and supermarkets such as Waitrose, Morrisons and Marks & Spencer.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Council Tax:** Adur & Worthing Band C

**Tenure:** Leasehold

**Lease:** Approximately 147 years remaining

**Current Ground Rent:** Peppercorn

**Current Service Charge:** £2,747 Yearly

**Flood Risk**

Rivers and the sea: Very Low

Surface water: Very low

#### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale. In line with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers are legally required to complete an online identity verification. The cost of this check is **£24.50 (inc. VAT)** per person.

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