

**FOR
SALE**



**ALEXANDER
PHILIPS**

Belsize Road, Worthing

Guide Price £230,000-£240,000 share-of-freehold





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Alexander Philips are pleased to offer for sale this amazing fifth floor flat with stunning views of the south coast. This rarely available and spacious two double bedroom property cleverly balances space with practicality having great storage. With a passenger lift, garage and parking it has a lot to offer all types of buyers. Furthermore, this property is share of freehold and has a long lease giving you peace of mind.

- Fifth Floor
- Stunning views
- Garage
- Parking
- Good storage

Hallway: -

Storage cupboards

Lounge/dining room: - 18' 7 x 11' 5.66m (3.35)

Dual aspect double glazed window with sea views and views across Worthing, two radiators, carpets, ceiling lights, blinds, multiple power points, tv point and internet point.

Kitchen: - 13' 1 x 7' 4 (3.99m x 2.24m)

Double glazed tilt and turn window, large larder cupboard, range of wall and base units with worksurfaces, space for fridge/freezer, space for washing machine, built-in electric oven, four ring gas hob, 2023 Baxi combi boiler and sink with drainer.

Bedroom one: - 13' 6 x 11' 7 (4.11m x 3.3m)

Large east facing double glazed window with panoramic views across Worthing and the south downs, carpets, power point, radiator, large built-in wardrobe with space and hanging rail with shelving.

Bedroom two: - 11' 8 x 9' (3.56m x 2.74m)

Large east facing double glazed windows with panoramic views across Worthing and the south downs, carpets, multiple power points, radiator and built-in cupboard.

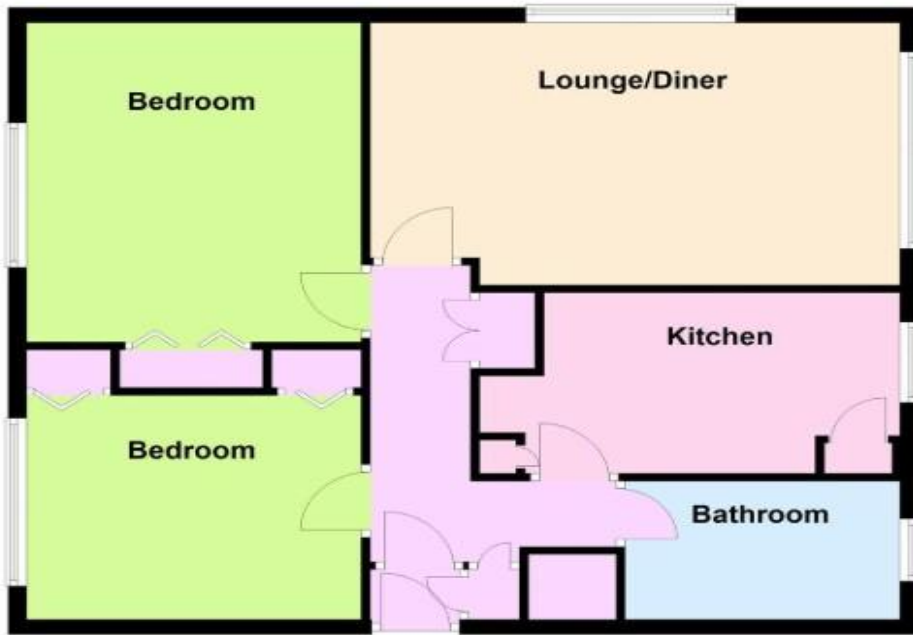
Bathroom/Wc:- 10' x 5' 2 (3.05m x 1.57m)

Vinyl flooring, part tiled walls, bath with electric shower over, built in sink with vanity unit, frosted double glazed window, low level flush WC and light pull cord.

Garage: - In compound

Parking: - First come first serve





Total area: approx. 75.0 sq. metres (807.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Address:
19 Westbury Court, Belsize Road, Worthing
Why are you moving, where and when?
Be near friends in Bournemouth. This year
1964
Does the property consist of a garage, or any parking? Permit how much?
Garage and some parking-first come
So far as you are aware is the property structurally sound and complete?
yes
Did the current owner do the work I.E any improvements if so what and when.
Decoration, water pump installed
Is the property listed or in a conservation area or listed if so what extent?
no
How old is the boiler? where is it located and what make? has it been regularly serviced?
2-3 years located in kitchen, serviced November 2025

Who are the neighbours I.E family? Age? profession?
unknown
Has the owner ever applied for planning permission if so what and when and was it granted?
no
What side of the fence are they responsible for or boundaries lines?
n/a
Council tax band, and monetary value?
B £1910.32
What are the vendors planning on leaving internally and externally, very brief description?
Depending on purchaser, would leave fridge freezer and washing machine. Blinds in l/r and bedroom, curtains in 2 nd bedroom
Local shops amenities sports centres, recreation ground, where and how far to walk?
Nearest with small Tesco, co-op, iceland, boots etc.about ¾ of a mile. Main town about 1 mile. Morrisons, Waitrose + all usual – much pedestrianised
Is the loft insulated and or boarded where is access? n/a
Age restrictions? no
Ground Rents?

Maintenance? Service charge - £2147.08 per annum. Lift reserve fund £1079
Lease length? 937years (999years from 1964)
If freehold what percentage if applicable and do you have a lease to refer to
Does the property have any schedule of works if so what and how much money is in the sinking/reserve?
Share of freehold
Possible rental value? £900-1000 monthly (?)
How much are your average bills per month:
Gas: £50
Electricity: £46
Water: £20
Is the property currently mortgaged, if so who with?
no
Additional Information:
Some cosmetic work could be done but perfectly livable as is.