



Capelia House West Parade, Worthing, BN11

Offers Over **£300,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Council Tax Band: E

- Second Floor Seafront Apartment
- Two Bedrooms
- South Facing Lounge/ Dining Room With Seaviews
- Balcony
- Bathroom & En Suite
- Passenger Lift
- Garage To Rear Of Development
- Communal Gardens
- Visitors Parking
- Bus Routes On West Parade

We are delighted to offer for sale this impressive second-floor seafront apartment, superbly positioned on the highly sought-after West Parade, within easy reach of Worthing town centre and its excellent range of amenities. The accommodation comprises two bedrooms, including a principal bedroom with en-suite shower room, together with a separate bathroom. A particular feature of the property is the bright living space, which opens onto a private south-facing balcony enjoying spectacular direct sea views.





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INTERNAL

A communal entrance with secure entry system provides access to the building, with both stairs and a passenger lift serving the second floor. The private front door opens into a spacious entrance hall, which features an airing cupboard and two useful storage cupboards with fitted shelving. Doors lead to the lounge/diner, both bedrooms and the bathroom. Positioned at the end of the hallway, the bright south-facing lounge/diner enjoys an abundance of natural light and provides direct access to the generously sized balcony. From here, there are stunning views across Worthing promenade and out to sea, creating a wonderful space to relax and entertain. The kitchen is fitted with a range of wall and base units and incorporates a selection of integrated appliances, including an oven, washing machine, fridge/freezer, new dishwasher, four ring gas hob and a one and a half bowl sink with drainer. There are two well proportioned double bedrooms. Bedroom two benefits from a large built in wardrobe, while the generous principal bedroom features an extensive range of fitted wardrobes and a modern en-suite shower room comprising a walk-in shower, wash hand basin and WC. The bathroom is fitted with panelled bath with shower over, wash hand basin and WC.

EXTERNAL

To the front of this development is a beautifully kept and mature communal gardens with a number of seating areas. The property also benefits from a brick built garage situated in a block to the rear of the building along with communal parking. The garage benefits from power including light fitting and power points.

SITUATED

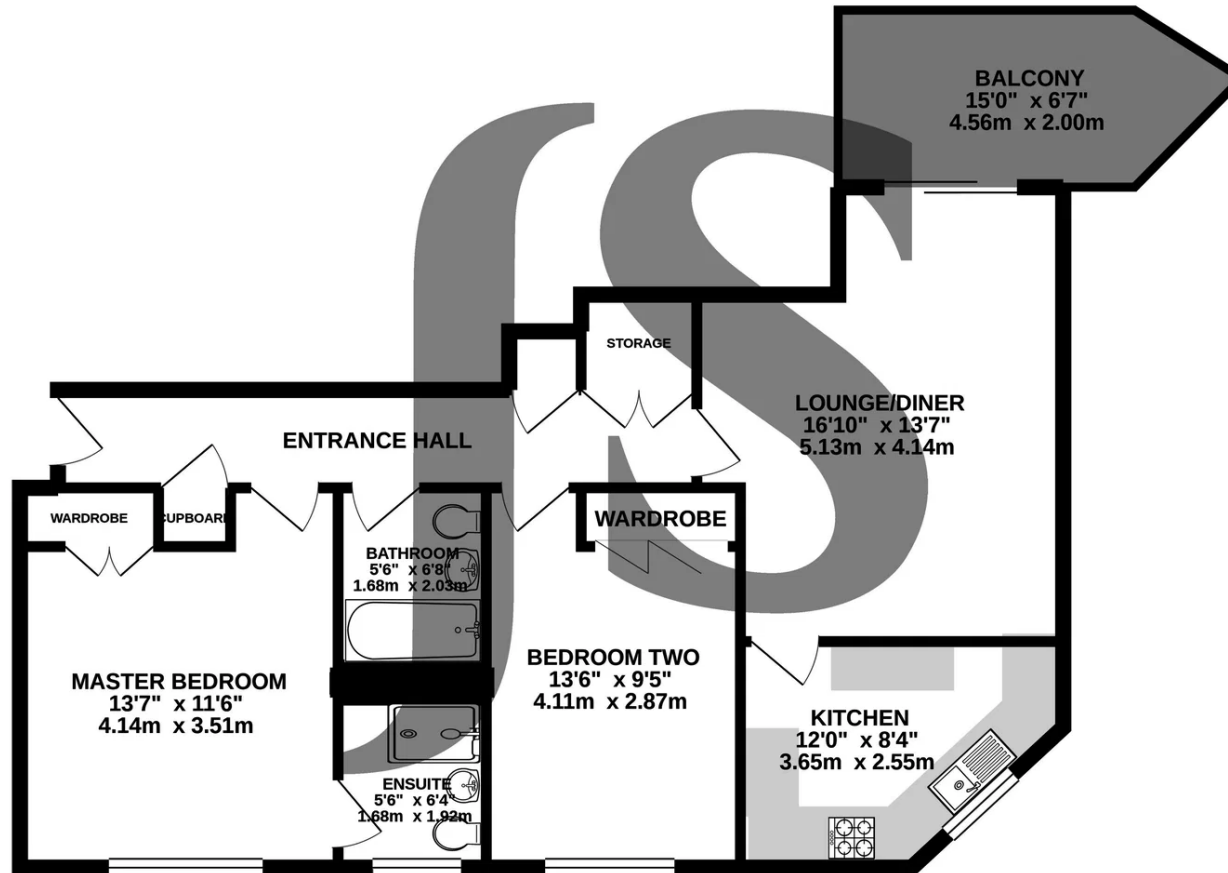
Situated on the highly sought-after West Parade, the property is located just moments from Worthing seafront and promenade, offering easy access to the beach and coastal walks. Local amenities can be found on nearby Heene Road, approximately a quarter of a mile away, while Worthing town centre is situated around three-quarters of a mile from the property. The town centre offers a comprehensive range of shopping facilities, cafés, restaurants, pubs, cinemas, theatres and leisure amenities. For commuters, West Worthing railway station is approximately one mile away, providing convenient transport links to surrounding areas and beyond. Regular bus services also operate nearby, offering easy access throughout Worthing and the neighbouring districts.

TENURE

TENURE Leasehold
Lease: Approx. 982 years remaining
Service Charge: £3400 per annum



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make out properties 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(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	