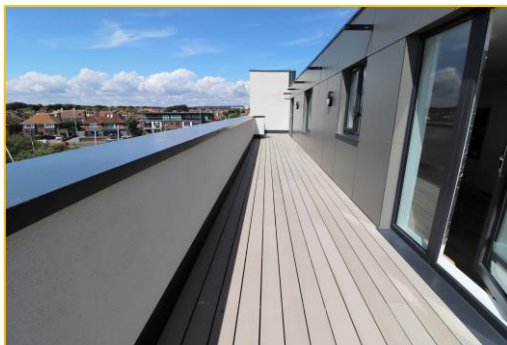




- **STUNNING TWO BEDROOM APARTMENT**
- **53 FOOT WEST FACING BALCONY**
- **OUTSTANDING SEA VIEWS**
- **TWO SECURE PARKING SPACES**
- **EXCELLENT PRESENTATION THROUGHOUT**
- **NO ONGOING CHAIN**



Flat 62 Chichester House 1 The Waterfront
 Worthing BN12 4FB

£450,000

Finished to an exceptional standard throughout, this stunning apartment has been completely refurbished, with every element brand new. From the beautifully appointed kitchen with integrated appliances to the luxurious bathroom suites, no detail has been overlooked. New windows, doors, flooring, carpets and even the balcony have all been replaced, creating a truly turnkey home. Boasting a magnificent 53-foot west-facing balcony, this immaculate apartment enjoys uninterrupted sea views, panoramic vistas across the South Downs and, on a clear day, views as far as the Isle of Wight. Positioned on the highly sought-after west side of the building, the property also benefits from an attractive outlook over the sailing club. The spacious, light-filled accommodation has been thoughtfully designed, with all principal rooms enjoying the stunning west-facing aspect. The apartment features a generous lounge/dining room, a high-specification fitted kitchen with integrated appliances, and two well-proportioned double bedrooms, including a superb principal bedroom with a stylish en-suite shower room. Further benefits include double glazing, underfloor heating throughout, a video entry system and lift access to all floors. Outside, residents enjoy beautifully landscaped communal gardens with seating areas and private gated access directly onto the beach. The property also comes with the rare advantage of two secure allocated underground parking spaces. Offered for sale with no onward chain, this exceptional apartment combines luxurious contemporary living with one of the finest coastal positions in the area. Early viewing is highly recommended to fully appreciate the outstanding quality of the refurbishment, the spectacular views and the enviable beachfront location.

Communal Entrance

Video entry phone system. Access from outside or the secure underground parking area.

Entrance Hall 27' 0" x 4' 9" (8.22m x 1.45m)

Double width airing cupboard housing the water cylinder. Video entry phone system.

Lounge/Diner 15' 1" x 11' 10" (4.59m x 3.60m)

Double glazed door, being one of two access points leading to the 53 foot balcony. Two double glazed windows to the side giving direct sea views.

Kitchen 10' 10" x 9' 7" (3.30m x 2.92m)

Double glazed window to the side giving direct sea views. Worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Induction four ring hob with stainless steel extractor hood over. Built in oven and microwave. Integrated washing machine, dishwasher and fridge and freezer. Inset ceiling spot lights.

Bedroom 1 16' 1" x 9' 0" (4.90m x 2.74m)

Double glazed door giving the second access point leading to the balcony. Double glazed window to the side. Two double width wardrobes. Television point.

En-suite 7' 0" x 6' 0" (2.13m x 1.83m)

Double width shower with wall mounted controls. Inset wash hand basin with vanity unit below. Wall mounted mirror fronted cupboard. Low level WC. Heated towel rail. Inset ceiling spot lights.

Bedroom 2 12' 1" x 10' 8" (3.68m x 3.25m)

Double glazed window to the side.

Family Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)

Panel enclosed bath with wall mounted shower unit and rainfall shower head. Low level WC. Wash hand basin with vanity cupboard below. Wall mounted mirror fronted storage cupboard. Heated towel rail. Inset ceiling spot lights.

Balcony 53' 8" x 6' 8" (16.35m x 2.03m)

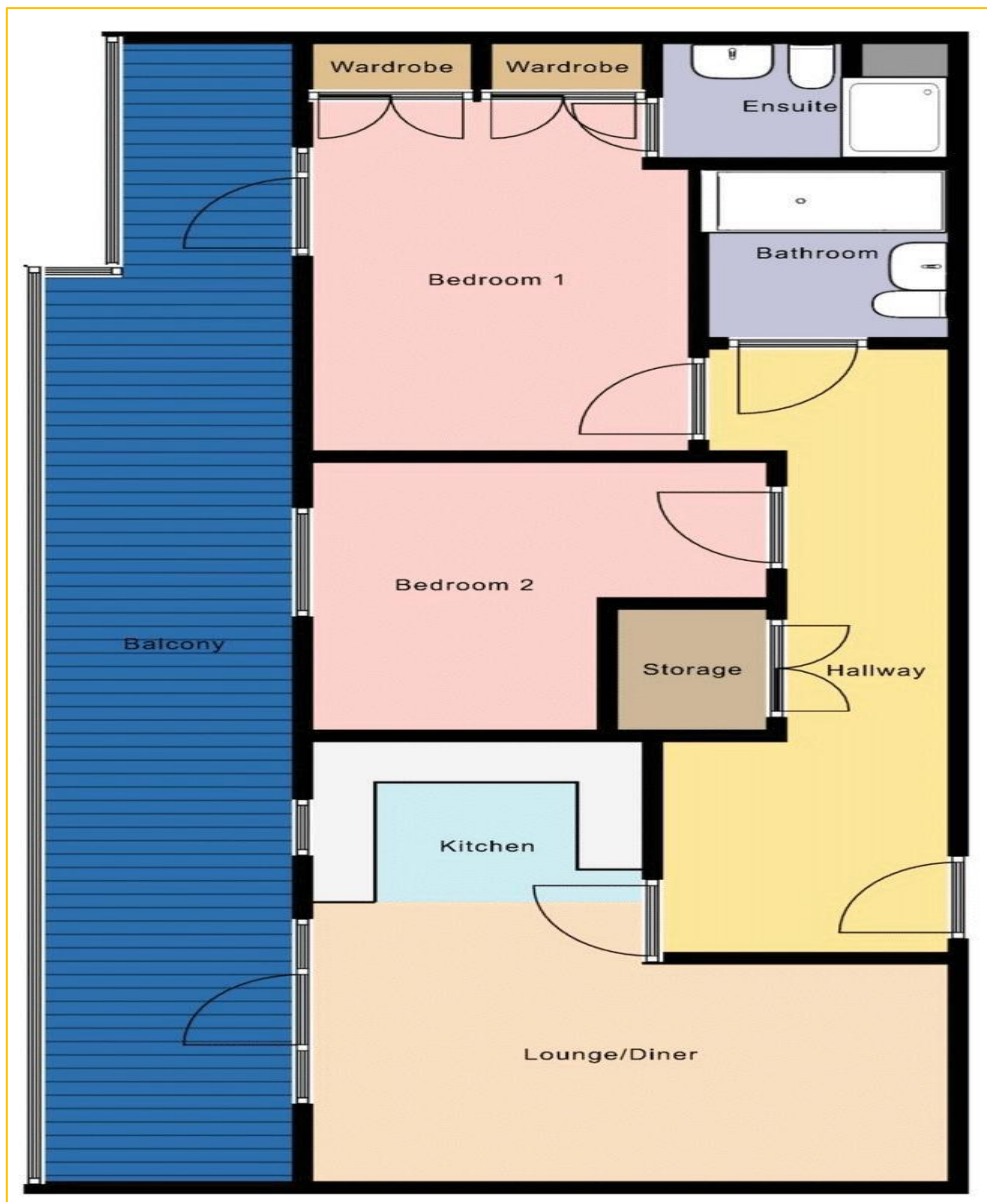
A truly spectacular feature of this property, this West facing balcony has direct views of the sea, the far reaching Sussex Downs and even the Isle of Wight on a clear day. Being positioned on the favoured West side of the building the apartment also enjoys a view over the sailing club.

Secure Parking

Two allocated, secure underground car parking spaces with further visitor spaces alongside.

Communal Gardens

Attractive landscaped gardens with seating areas and direct secure gated access to the beach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(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	
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