



**Worthing House, South Street, Worthing, BN11 3AE**  
**£230,000**



**Property Type:** Flat

**Bedrooms:** 2

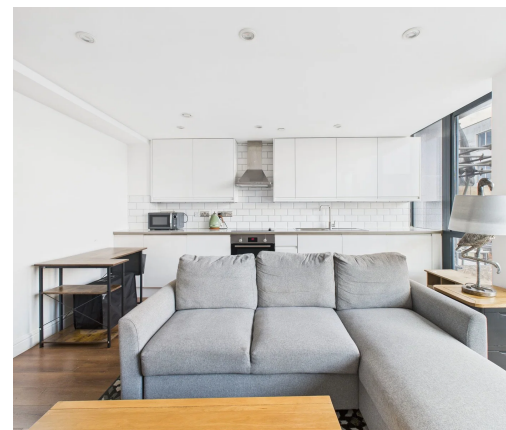
**Bathrooms:** 2

**Receptions:** 1

**Council Tax Band:** A

- Immaculately Presented Second-Floor Apartment
- Two Double Bedrooms With Luxury En Suite Shower Rooms
- Spacious Open-Plan Living And Dining Area
- Stunning Sea Views From South-Facing Living Room
- Underfloor Heating Throughout
- Secure Video Entry System And Residents' Lift
- Moments From Beach, Seafront And Pier
- Prime Worthing Town Centre Location
- Long Lease
- No Ongoing Chain

Jacobs Steel are delighted to offer for sale this immaculately presented second-floor apartment, forming part of a highly sought-after and well-maintained development. Ideally positioned in the heart of Worthing town centre, the property enjoys stunning views overlooking the sea and is perfectly placed to take full advantage of the wide range of shops, restaurants, amenities and transport links the town has to offer. The spacious accommodation comprises two well-proportioned double bedrooms and two modern bathrooms, providing comfortable and versatile living space. A particular highlight of the apartment is the large, south-facing open-plan living room, which is flooded with natural light and benefits from stunning sea views, creating an ideal space for both relaxing and entertaining. Further features include a secure camera entry system and a passenger lift. The property is offered for sale with no onward chain, making it an excellent opportunity for a straightforward purchase.





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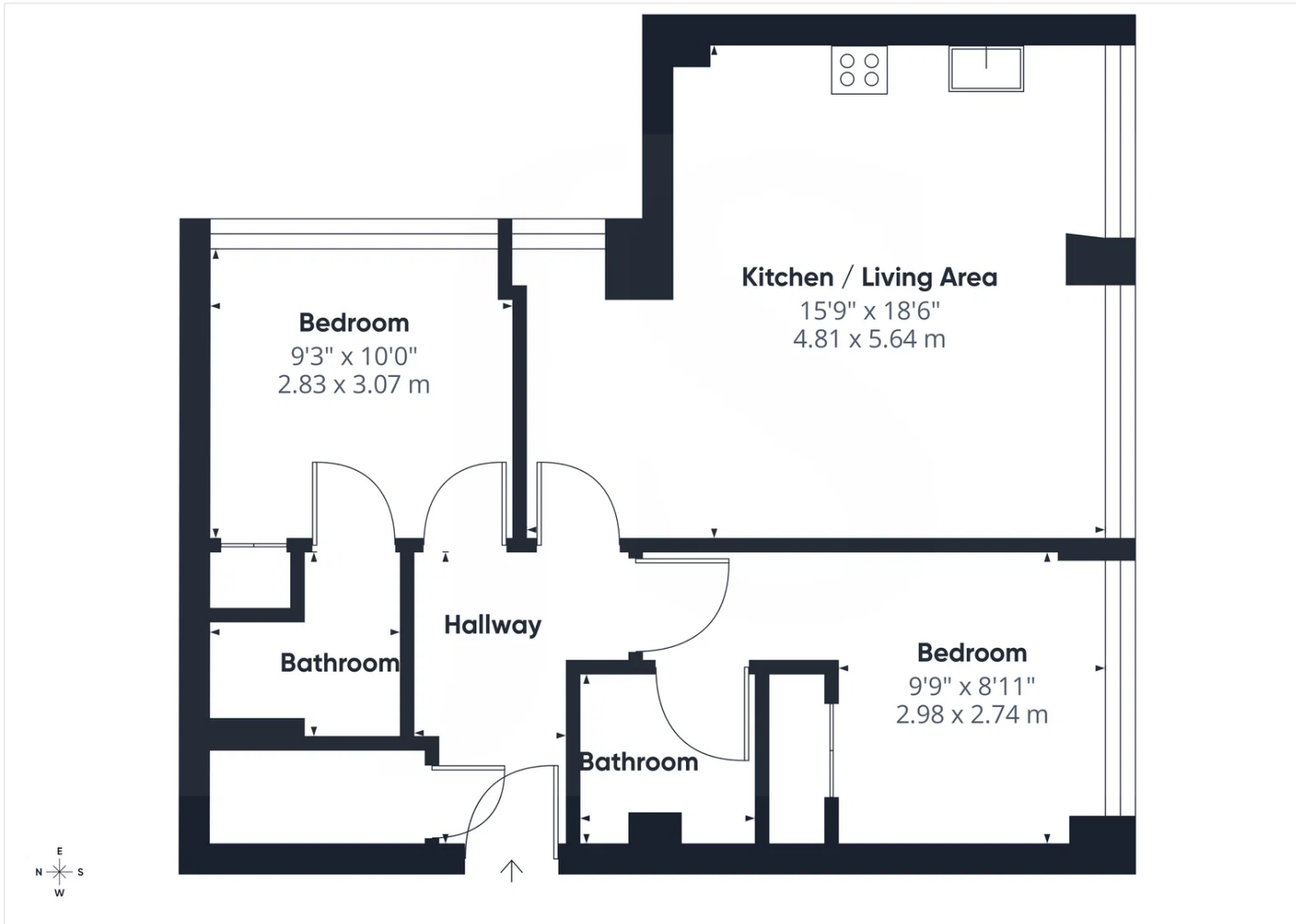
**Internal** Sleek, stylish and perfectly positioned, this outstanding second-floor apartment offers an exceptional coastal lifestyle in the very heart of Worthing town centre. With the beach and seafront just moments away, the property enjoys breathtaking and uninterrupted sea views stretching towards Worthing Pier, creating a truly enviable setting. Immaculately presented throughout, the apartment is ideally suited to both owner occupiers and buy-to-let investors alike. Set within a contemporary purpose-built development, the apartment immediately impresses with its wonderful sense of space and natural light. Full-height windows and underfloor heating run throughout, creating a refined yet comfortable environment perfectly tailored for modern living. The generous open-plan living area is a standout feature, providing a superbly sociable space that easily accommodates both seating and dining areas. From here, expansive floor-to-ceiling glazing showcases stunning panoramic sea views, allowing the ever-changing coastal scenery to be enjoyed from the comfort of the living room, while the south-facing aspect ensures the room is bathed in natural light throughout the day. Engineered wood flooring and crisp white walls further enhance the clean, contemporary feel. The stylish kitchen is seamlessly integrated into the living space and features sleek handle-less cabinetry, elegant worktops and a full range of integrated appliances. Carefully considered finishing touches, including feature lighting, metro tile splashbacks and USB charging points, add both style and practicality. Both double bedrooms are beautifully appointed with built-in wardrobes, plush grey carpets and the continued comfort of underfloor heating. One bedroom also benefits from attractive sea views, while both enjoy luxurious en suite shower rooms finished to an exceptional standard, complete with rainfall showers with body jets, waterfall taps and elegant tiling throughout.

**Situated** The property is superbly situated in the heart of Worthing town centre, an area renowned for its vibrant coastal atmosphere and excellent range of amenities. Worthing offers a comprehensive selection of shopping facilities, including high street retailers, independent boutiques and supermarkets, alongside an eclectic mix of cafés, restaurants and traditional pubs. Cultural and leisure pursuits are well catered for, with cinemas, theatres, galleries, gyms and leisure centres all close at hand, ensuring there is always something to enjoy both day and evening. For commuters and those who enjoy travelling further afield, Worthing mainline railway station is conveniently located approximately one kilometre away, providing regular and direct services to Brighton, Chichester, Gatwick Airport and London. Excellent road links are also easily accessible, connecting to the A27 and A24 for routes across Sussex and beyond. The development itself enjoys an enviable coastal position, being located less than 100 metres from Worthing's seafront and iconic pier. The promenade, beach and open green spaces are all just moments away, offering the perfect setting for seaside walks, cycling and outdoor leisure, and further enhancing the lifestyle appeal of this outstanding location.

**Tenure** Leasehold  
**Lease Length** 118 Years Remaining  
**Maintenance** £1114 Per 6 Months  
**Ground Rent** £75 Per 6 Months

**Council Tax** Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.