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## **Key Features**

- Second-floor flat in Worthing town centre
- Close to shops, amenities and seafront
- Bright dual-aspect lounge/diner
- Door to Juliet balcony
- Separate fitted kitchen with serving hatch
- Electric oven and hob
- Space and plumbing for washing machine
- Spacious double bedroom
- Bathroom with electric shower over bath and heated towel rail
- Council Tax Band A | EPC Rating D

We are delighted to offer this well-presented second-floor flat situated within a purpose-built development in the heart of Worthing town centre, just moments from shopping facilities, amenities, transport links, and the seafront.

## **Accommodation**

Situated on the second floor of a well-maintained development, this bright and well-arranged flat offers comfortable accommodation in a highly convenient town centre location. The dual-aspect lounge/diner provides an excellent living space filled with natural light and benefits from a door opening to a Juliet balcony.

The separate kitchen is fitted with a range of wall and base units, an electric oven and hob, and offers space and plumbing for a washing machine. A serving hatch connects the kitchen to the lounge/diner, creating a practical and sociable layout.

The property features a generous double bedroom and a bathroom comprising bath with electric shower over, wash basin, WC, and heated towel rail.

## **Location**

Ideally positioned in Worthing town centre, the property is within easy reach of a wide range of shops, cafes, restaurants, leisure facilities, and the seafront promenade, making it an excellent first purchase, investment, or coastal home.

## **Tenure**

Leasehold with 176 years remaining.  
Service Charge: £1,829 per annum.



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