

Camargue Court, 24, Downview Road, Worthing, BN11

Guide Price **£150,000**

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Leasehold

Council Tax Band: C

- CASH BUYERS ONLY
- Two Bedrooms
- Dual Aspect Lounge/ Dining Room
- Shower Room
- WC/ Utility Room
- Fitted Kitchen
- West Facing Balcony
- Garage in Compound
- Second Floor Apartment
- Chain Free

CASH BUYERS ONLY

We are delighted to present this well-presented second-floor apartment to the market. The property offers two generous double bedrooms, a bright dual-aspect lounge/dining room, a fitted kitchen, a shower room and a separate WC/utility room. Further benefits include a west-facing balcony, well-maintained communal gardens and a garage. The property is offered for sale with no onward chain.





CASH BUYERS ONLY

INTERNAL

Accessed via a communal entrance with a secure entry phone system, the building offers both stairs and a lift leading to the second floor. The front door opens into a well-presented apartment with access to multiple generous storage cupboards. The spacious lounge/dining room is bright and airy, benefiting from dual-aspect windows and an open layout that flows seamlessly into the kitchen. There is ample space for a dining table and chairs, as well as access to a west-facing balcony via sliding doors, perfect for enjoying the afternoon sun. The kitchen is fitted with wall and base units, space for oven, and room for a fridge/freezer. A sink with drainer and additional dual-aspect windows add both function and light. The property comprises two double bedrooms. Bedroom one features two built-in double wardrobes, while bedroom two includes one built-in double wardrobe, providing excellent storage throughout. The shower room is fitted with a walk-in shower cubicle with glass surround, a vanity unit with wash hand basin, a smart WC and an illuminated mirror. Additionally, the apartment includes a separate WC with space for washing machine.

EXTERNAL

The apartment boasts a west-facing balcony with views over the front of the development, providing a lovely spot for outdoor seating and potted plants. Residents also enjoy access to beautifully maintained communal gardens, a peaceful retreat perfect for relaxing or socialising outdoors. The property includes a garage located at the rear of the development, featuring an up-and-over door, along with convenient visitor parking nearby.

SITUATED

On Downview Road, the development is ideally located just 0.3 miles from West Worthing train station. Bus services operate nearby along Mill Road, while a variety of local shops, banks and eateries can be found on West Worthing High Street, approximately 0.5 miles away. Worthing town centre, with its seafront, extensive shopping facilities, restaurants and theatres, is situated around 1 mile from the property. EV charging points located nearby on Downview Road.

TENURE

Lease: 57 years remaining
Service Charge: £2073.50 and £1,500 for the reserve fund.
Ground Rent: £75 per annum



Approximate total area(1)

806 ft²
75 m²

Balconies and terraces

39 ft²
3.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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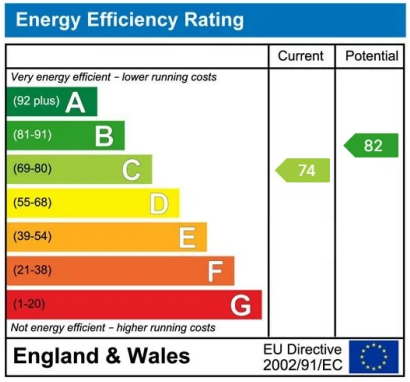

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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