



43 Cardinal Court, Worthing, BN11 5NL

Price £395,000

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A spacious purpose built two/three bedroom apartment, the third bedroom having been opened up to create a large open plan L shaped 27ft x 23' living area with refitted kitchen and a West facing sun balcony. The apartment is located in one of Worthing's premiere avenues being just off the seafront with local shopping facilities in Heene Road & Goring Road. Further accommodation comprises of: spacious entrance hall, 17ft x 18ft master bedroom with en-suite bathroom/WC, large double second bedroom, and a separate shower room/WC. The property also has the benefit of security entry phone, passenger lift, gas fired central heating and double glazing. CHAIN FREE. Externally there is underground parking with allocated parking space and communal gardens.

- First Floor Apartment
- 2 double bedrooms
- Large open plan living
- West facing Balcony
- Master With En-Suite
- Refitted kitchen
- Chain Free
- Underground parking
- EPC Rating: C





Security entry phone system. Glazed door to:

#### **Communal entrance hall**

Passenger lift and stairs to:

#### **First floor**

Private front door into:

#### **Spacious entrance hall**

Large alcove ideal for storage. Radiator. Built-in shelved cupboard. Walk in storage cupboard with light.

#### **Open plan living and kitchen**

8.23m max x 7.01m max (27' max x 23' max)

#### **Dining area**

4.42 x 2.46 (14'6" x 8'1")

Formally the third bedroom. Radiator. Double glazed window. Opening through to:

#### **Lounge area**

5.49 x 4.45 (18'0" x 14'7")

Radiator. TV & telephone point. Double glazed sliding patio doors to balcony. Lounge area opening into:

#### **Refitted modern kitchen area**

4.11 x 2.44 (13'6" x 8'0")

Part tiled. Modern re fitted kitchen comprising of working

surfaces with inset 1 ½ bowl single drainer sink unit with mixer tap. Range of base units comprising cupboards and drawers with matching floor to ceiling units. Two fitted ovens. Five ring induction hob unit with concealed pop up extractor. Integrated fridge/freezer and dishwasher. Matching wall unit housing 'Vaillant' gas fired boiler supplying hot water and central heating. Ceiling spotlighting. Double glazed window.

#### **West facing sun balcony**

Space for table and chairs. Ceramic tiled floor.

#### **Master bedroom**

5.38 x 3.66 (17'8" x 12'0")

Fitted wardrobes. Double glazed window. Radiator. Door through to:

#### **En-suite bathroom/wc**

2.74 x 2.67 (9'0" x 8'9")

Part tiled. Modern refitted white suite comprising of panelled bath. Vanity unit with wash hand basin having drawers under. Close coupled WC. Radiator. Double glazed window.

#### **Bedroom 2**

4.39 x 3.23 (14'5" x 10'7")

Fitted wardrobe. Double glazed window. Radiator.

#### **Shower room/wc**

Fully tiled. Refitted modern white suite with step-in corner shower cubicle with glazed shower screen and 'Mira' electric shower unit. Vanity unit with inset wash hand basin. Close coupled WC. Extractor fan. Medicine cabinet with shaver point.

#### **Outside**

#### **Underground car parking.**

Located beneath the development with allocated parking space no. 60. Electric garage doors giving access.

#### **Communal gardens**

Delightful gardens being laid to lawn with mature shrub and flower borders.

#### **Required information:**

Share of freehold.

Lease - 999 years from 23rd September 1975 (948 years remaining).

Maintenance - £1,080 Paid every quarter

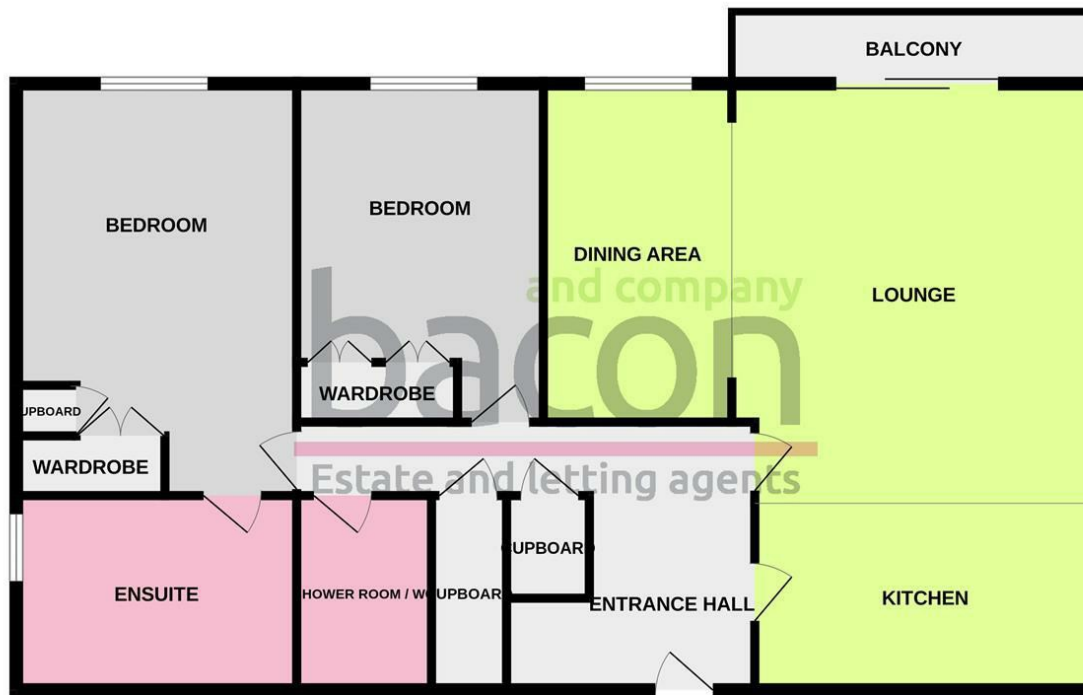
Ground Rent - £5 a year

#### **VIEWING**

BY APPOINTMENT THROUGH BACON & CO



## GROUND 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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| 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>                            | 77                      | 78        |
| (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 |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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