

39 Balcombe Court West Parade

, Worthing, BN11

Guide price £275,000

Leasehold Council Tax Band D



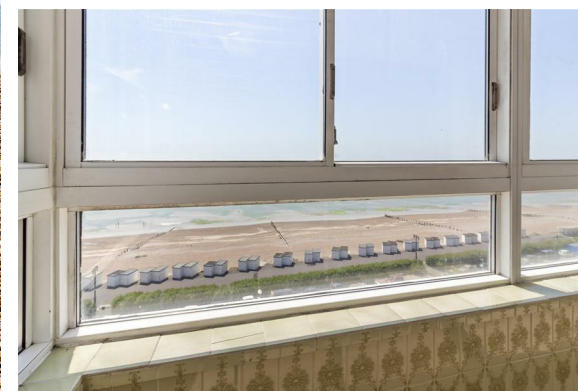
**** TOP FLOOR **** This superb two-bedroom apartment enjoys a prime seafront position, offering stunning sea views and a fantastic lifestyle within easy reach of Worthing town centre. Set within this popular residential development, the property combines generous accommodation and the added benefit of a garage and off-road parking.

Accessed via a secure communal entrance with lift access to the top floor, the apartment opens into a welcoming private entrance hall with useful storage cupboards. The impressive dual aspect lounge/diner is a real highlight of the home, offering a spacious and light-filled living area with breathtaking sea views and direct access onto the enclosed balcony, providing the perfect spot to enjoy the coastal outlook throughout the year.

The kitchen is well presented and offers a range of fitted units, integrated appliances and ample workspace, whilst also enjoying views towards the sea. Both bedrooms are generous double rooms, each benefiting from fitted furniture and enjoying wonderful sea views, creating peaceful and comfortable spaces to relax.

The bathroom is fitted with a suite, whilst an additional separate WC adds further convenience. The apartment is presented in excellent decorative order throughout and benefits from central heating, ensuring comfortable living all year round.

Outside, residents can enjoy the





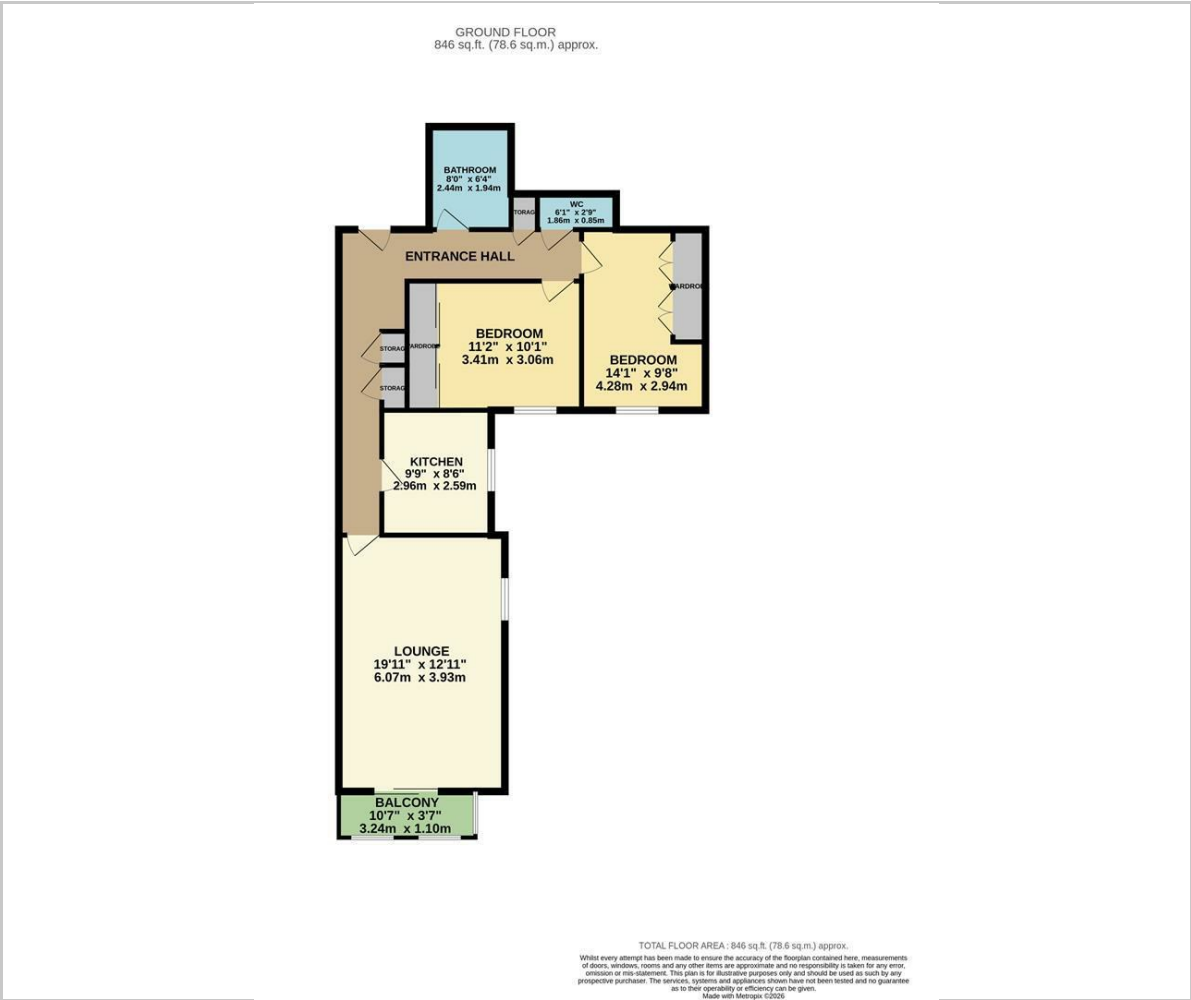
well-maintained communal gardens, whilst the property further benefits from a private garage, and remote disabled access to the main building entrance. The lease is for 999 years from June 2010 providing excellent peace of mind for the future.

Ideally positioned for those seeking a coastal lifestyle, the apartment is within easy reach of Worthing seafront, local amenities, transport links and the vibrant town centre.

Service charge £5103pa (to include water, waste, heating etc)
Ground rent £114pa



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

