



6 Windsor Court, Worthing, BN11 2EZ  
Guide Price £275,000



A two bedroom seafront apartment benefiting from a private SOUTH facing balcony with direct and stunning sea views. Briefly the accommodation comprises: entrance hall, living/dining room, kitchen, two bedrooms, bathroom and separate wc. Externally there is a private South facing balcony where there is space for outdoor table and chairs which overlooks beautifully maintained communal gardens and having superb sea views. The property is in close proximity to local shops, schools, restaurants, and popular transport routes including the 700 bus. Further benefits include double glazing throughout and a share of freehold set up. CHAIN FREE.

- Worthing Seafront
- Two Bedrooms
- Private South Facing Balcony
- Direct and Stunning Sea Views
- New Kitchen
- Contemporary Bathroom
- Share of Freehold
- Unallocated Off Road Parking
- CHAIN FREE





### Communal Entrance

Secure door with stairs to:

### Second Floor

Private door to:

### Entrance Hall

Telephone entry system. Night storage heater. Recessed storage cupboard. Access hatch to loft. Further airing cupboard with space and plumbing for washing machine and pressurised hot water tank.

### Living/Dining Room

4.80m x 3.58m (15'9 x 11'9)

Superb sea views. Night storage heater. LVT flooring. Opening to Kitchen. Double glazed French doors opening to:

### South Facing Balcony

2.7 x 1.2 (8'10" x 3'11")

Private balcony. Space for table and chairs. Glass surround. Superb and direct sea views overlooking communal gardens.

### Kitchen

2.90m x 2.36m (9'6 x 7'9)

Work surface having inset 1 1/2 bowl stainless steel sink with swan neck mixer tap and draining board. 4 ring

'Samsung' induction hob with extractor cooker hood over. Fitted 'AEG' fan oven. Freestanding 'Bosch' dishwasher. Space for tall fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Double glazed window with distant views of the South Downs National Park. LVT flooring.

### Bedroom One

4.14m into wardrobe x 3.12m (13'7 into wardrobe x 10'3)

Double glazed window with superb sea views. LVT flooring. Built in wardrobe with shelving and hanging rail.

### Bedroom Two

2.77m x 2.62m (9'1 x 8'7)

Double glazed window with distant views of the South Downs National Park. LVT flooring.

### Bathroom

Panelled bath with mixer tap and handheld shower attachment. Wall mounted controls and rainfall shower overhead. Glazed shower screen. Wall mounted wash hand basin and mixer tap. Electric ladder style towel radiator. Mirrored cabinets with shelving. Double glazed window. Tiled walls.

### WC

Close coupled wc. Extractor fan. Double glazed window.

### Outside

### Communal Gardens

Beautifully maintained communal gardens located to the front of the building.

### Off Road Parking

Parking on the development on a first come, first serve basis.

### Lease Information and Council Tax Band

Tenure: Share of freehold - Leasehold

Length of lease: Remaineder of 999 years.

Annual service charge: Approximately £2,000 per annum

Service charge review period: TBC

Annual ground rent: NA

Ground rent review period: NA

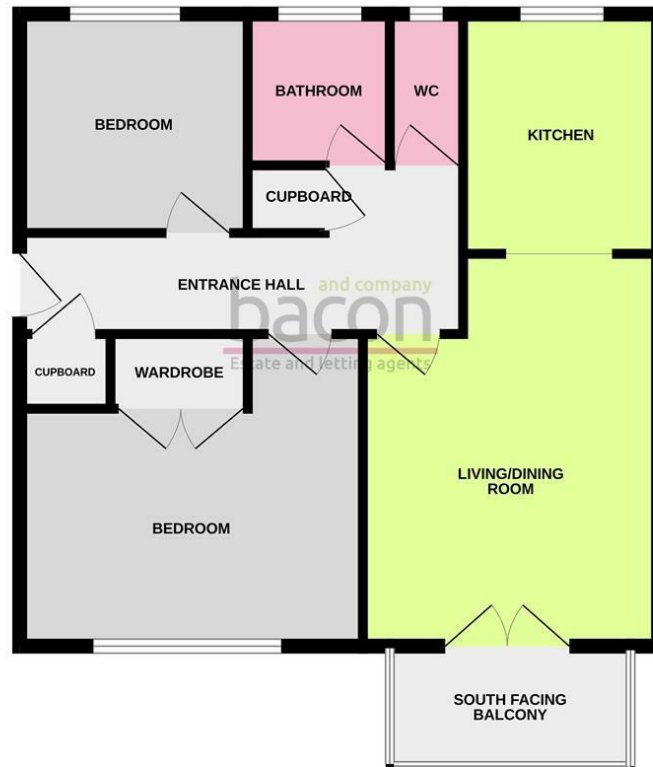
Council tax band: Band B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



SECOND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.  
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>                            |                            | 76        |
| (55-68) <b>D</b>                            | 57                         |           |
| (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<br>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 confirm their condition or working order.



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