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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 11, 24, Camargue Court Downview Road

, Worthing, BN11 4QH

Guide price £250,000

Leasehold Council Tax Band C

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We are delighted to offer for sale this stunning Roffey built apartment, enviably positioned within a desirable area of West Worthing.

The accommodation comprises a lift providing access to the second floor, leading into entrance hall with three useful storage cupboards. There is a spacious lounge/diner with sliding door opening onto a west facing balcony, along with a modern fitted kitchen/breakfast room featuring a range of base and eye level high gloss units.

There are two well proportioned double bedrooms, both benefiting from fitted wardrobes, together with a stylish refitted shower room and additional separate W/C.

Further benefits include gas fired central heating, double glazing and the property is presented in good, clean decorative order throughout.

Externally, the development provides visitor parking, whilst the apartment also benefits from its own garage.

Internal viewing is considered essential to fully appreciate the accommodation and location on offer.

Situated in Downview Road, the property is just a short stroll from West Worthing mainline railway station, providing excellent rail links to Brighton, London and other major towns and cities. Local bus services are also readily available, whilst Worthing town centre and the popular shops and amenities along Goring Road are both within easy reach.

Lease years remaining - 146
Service charge - £2747 pa

Entrance Hall

























Storage Cupboards

Living Room With West Facing Balcony
16'5 x 13'2 (5.00m x 4.01m)

Modern Fitted Kitchen/Breakfast Room
14'6 x 8'8 (4.42m x 2.64m)

Bedroom One
14'5 x 11'1 (4.39m x 3.38m)

Bedroom Two
13'2 x 8'7 (4.01m x 2.62m)

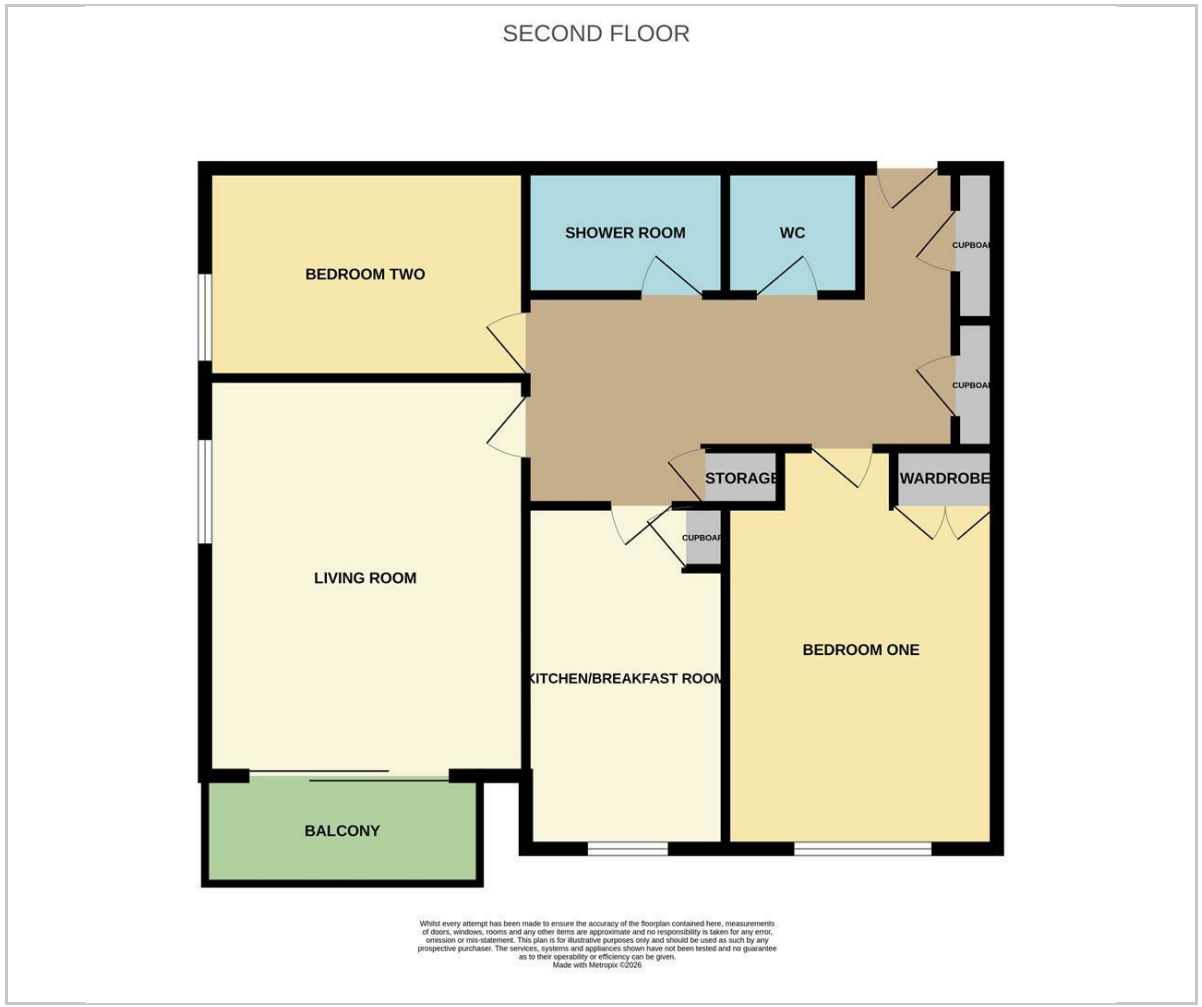
Stylish Re Fitted Shower Room

W/C

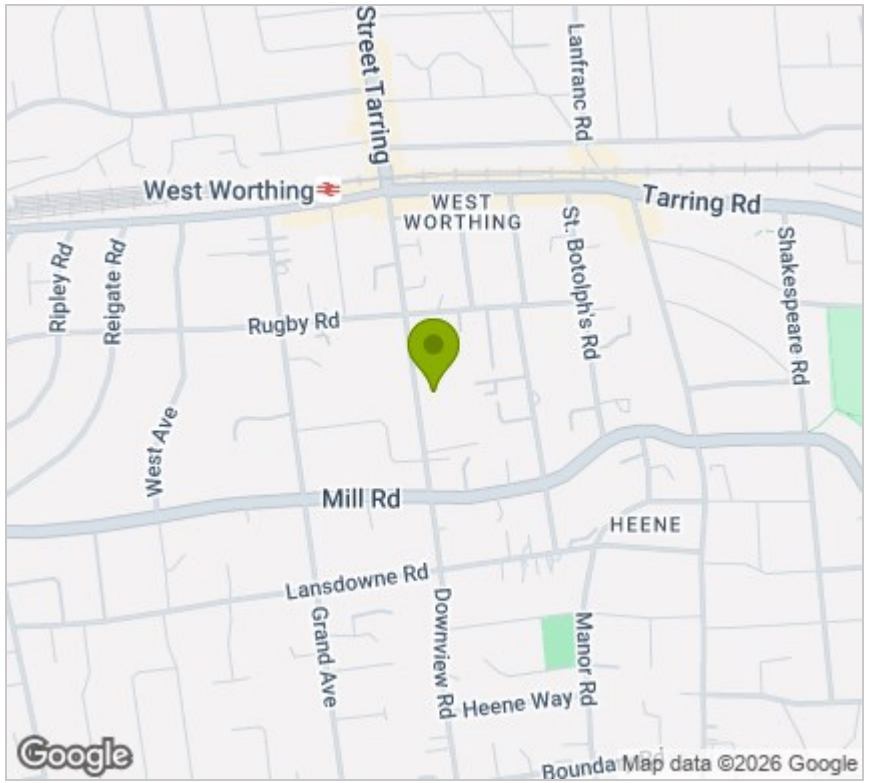
Visitor Parking

Garage

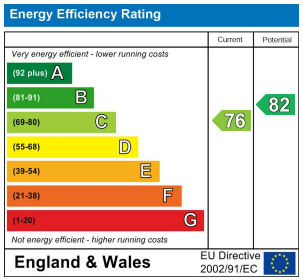
Floor Plan

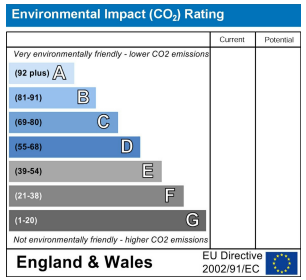


Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.