



Augusta House, Augusta Place, BN11
£400,000 - £425,000



A spacious, turn-key lateral apartment on the Worthing seafront. Sea and pier views, private parking and offered to market chain-free.

Elegantly refurbished to a high standard, this first floor apartment in Augusta House presents a rare opportunity for its new owner to acquire a newly renovated, spacious seafront apartment which is offered to the market chain free.

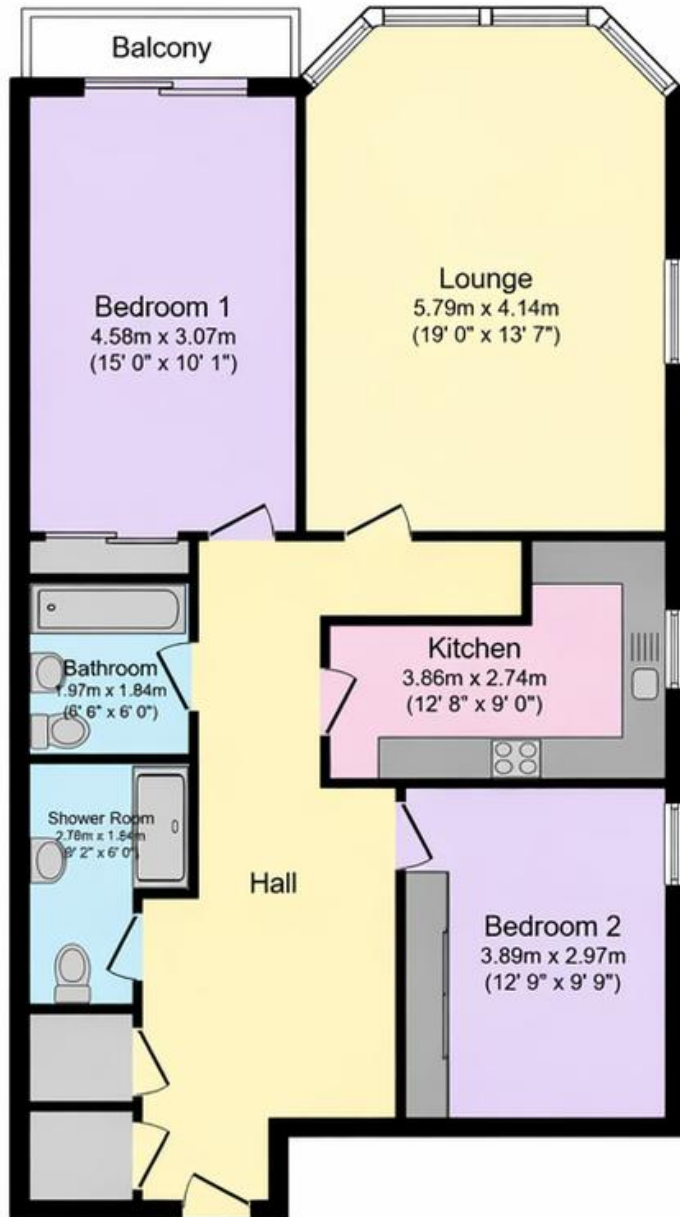
Thoughtfully renovated to provide an enjoyable, contemporary living experience. Soothing neutral colour tones throughout, it's south-facing aspect allows for natural light to flood the space, modern bathrooms and kitchen, private parking space and of course, sea views. What more could you want from an apartment on the coast?

Opening your front door, you're immediately greeted with a spacious entry hall, with lots of storage space. On your right, a spacious double bedroom with built-in wardrobes. The other side, two spacious bathrooms, stylishly designed. Moving further into the apartment, your contemporary kitchen, replete with storage and preparation space. A small hatch between the kitchen and reception room allows for natural light to flood the space. Your principal bedroom is light, airy and complete with built-in wardrobes and a private balcony, allowing you to wake up to sea views every morning. The lounge is spacious, also boasting sea views and has a south facing aspect.









Floor area 90.9 sq.m. (979 sq.ft.)

Property Details

Spacious lateral apartment
 Principal bedroom with balcony
 Further double bedroom
 Two modern bathrooms
 Spacious entry hall with storage
 South facing, dual-aspect reception room
 Separate, contemporary kitchen
 Turn-key condition
 Seafront & pier views
 Private parking space
 Built-in wardrobes
 Chain-free

Approx. 979 sqft / 90.9 sqm

EPC Rating: C

Tenure: Leasehold

Remaining Lease Term: TBC years remaining

Service Charge: £4,000 per annum

Ground Rent: £TBC per annum

Council Tax Band: D

Location

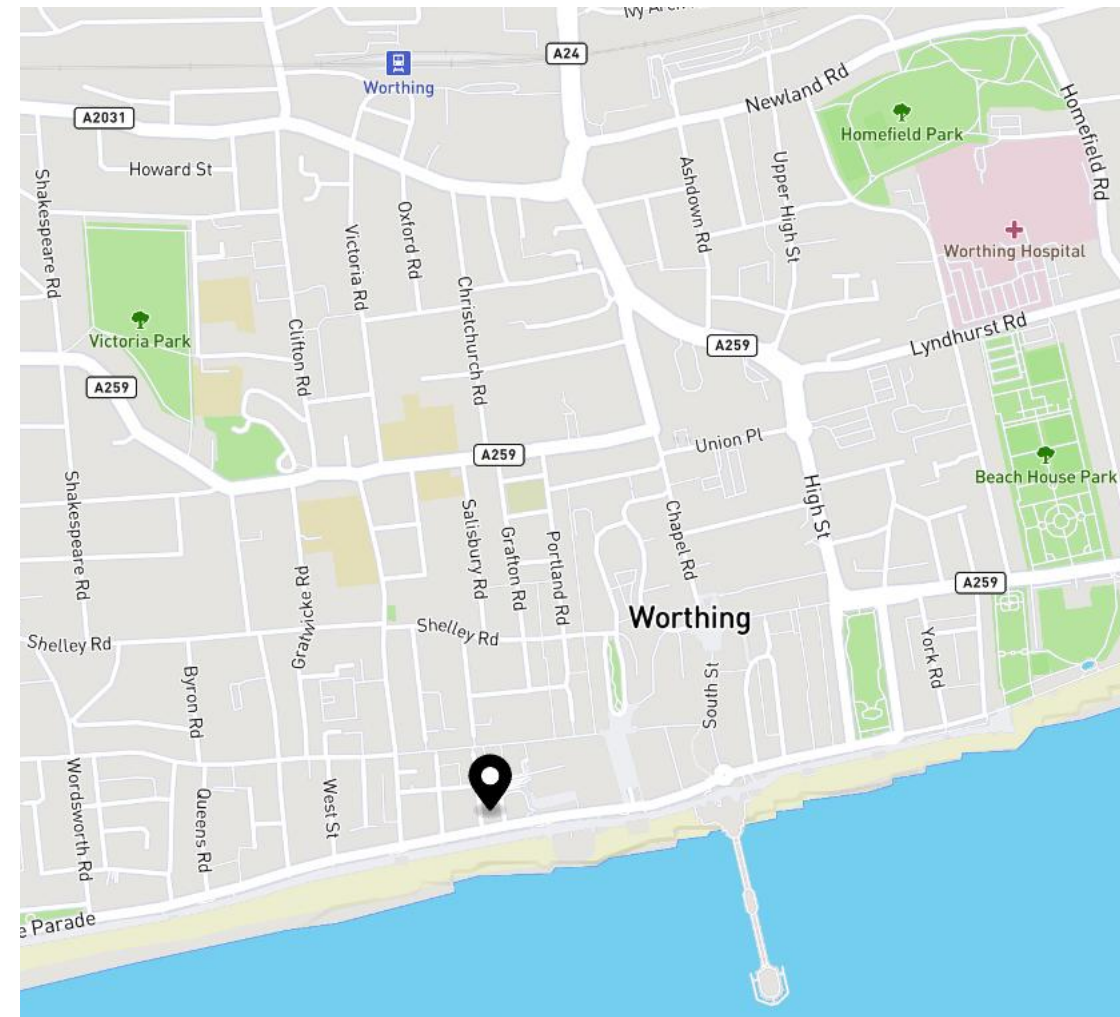
Augusta House is ideally located for more reasons than you can count. Picturesque views of the seafront and pier, close to local parks, the town centre only a leisurely stroll away, amenities on your doorstep, rail links within a mile from your door. A perfect harmony of convenience and peaceful living.

Worthing has some splendid eateries, which is a huge draw when moving here if you're a foodie like me! A real standout is Perch on Worthing Pier, a varied menu with astonishing sea views. When near the coast, a you know a restaurant serving fresh seafood is going to be great. Crab shack is a trendy, rustic spot that offers a daily-changing menu of fresh seafood. If you're looking for a drink, some great atmosphere and pub food, Thieves Kitchen is the place to be!

The Town Centre is brilliant and has everything that you'd want. Cinemas and theatres to independent cafes and restaurants, retailers for your shopping needs. The location couldn't be any more convenient.

If you're someone who enjoys the leafy green outdoors, meandering with a latte in hand whilst taking in the serenity of nature, you're in luck. Augusta House is within walking distance to Victoria Park, Beach House Park & Homefield Park.

Worthing Station – 0.7 miles
West Worthing Station – 1 mile





Thinking of Moving?

Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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