



2



1



2



B



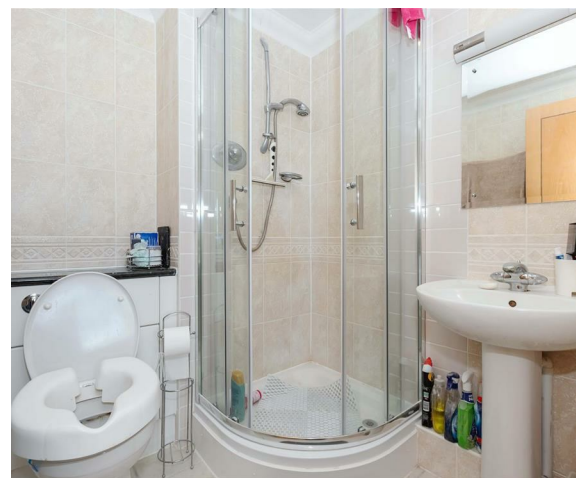
## Description

We are delighted to offer this beautifully presented two-bedroom top-floor flat ideally located in Worthing town centre, just a short walk from the seafront, Steyne Gardens and Worthing Promenade. This bright and spacious home offers well-appointed accommodation, including an en suite to the principal bedroom, a modern kitchen, and a generous lounge/dining room. Further benefits include a recently installed boiler, car port, and no onward chain. The property enjoys views over Beach House Park from aspects of the property, and the park provides a pleasant nearby green space. The tranquillity of the flat set away from Brighton Road is a real bonus, adding to the sense of peace and privacy in this highly convenient central location.

## Key Features

- Tranquil two-bedroom top-floor flat in central Worthing location, overlooking Beach House Park
- Short walk to the beach, Worthing Promenade and Steyne Gardens
- Spacious dual-aspect lounge/dining room with park and downland views
- Modern kitchen with integrated appliances and dividing doors
- Principal bedroom with built-in wardrobes and en suite shower room
- Second bedroom with storage and attractive views
- Family bathroom with bath, shower, vanity unit and heated towel rail
- Underfloor heating with individual Heatmiser room thermostats
- Car port, gated parking area, bike store and no onward chain
- Recently installed Worcester boiler with 12-year warranty | Council Tax Band C | EPC Rating TBC





Situated at the foot of Park Road, this attractive top-floor apartment enjoys a prime central location within easy reach of Worthing's vibrant town centre, picturesque gardens, and the beach. The property is well maintained throughout and offers a practical and comfortable layout ideal for both homeowners and investors.

The entrance hall provides useful storage, including a cupboard housing a recently installed Worcester boiler with a 12-year warranty, along with access to the loft. The spacious lounge/dining room is a standout feature, benefitting from dual-aspect double-glazed windows that fill the space with natural light and offer pleasant views over Beach House Park and towards the downs. Dividing doors lead through to a well-equipped kitchen fitted with a range of wall and base units, integrated Neff appliances (washer/dryer, dishwasher, gas hob, electric oven, fridge/freezer), and modern finishes.

The principal bedroom is generously sized with built-in wardrobes, additional storage, and distant downland views, complemented by a private en suite shower room. The second bedroom also benefits from built-in storage and similar attractive outlooks. A well-appointed family bathroom features a panel-enclosed bath with shower over, vanity unit, and heated towel rail.

There are telephone points in the hallway, lounge, and bedroom two. SKY outlets, connected to a communal dish/aerial, are located in the lounge and bedroom one.

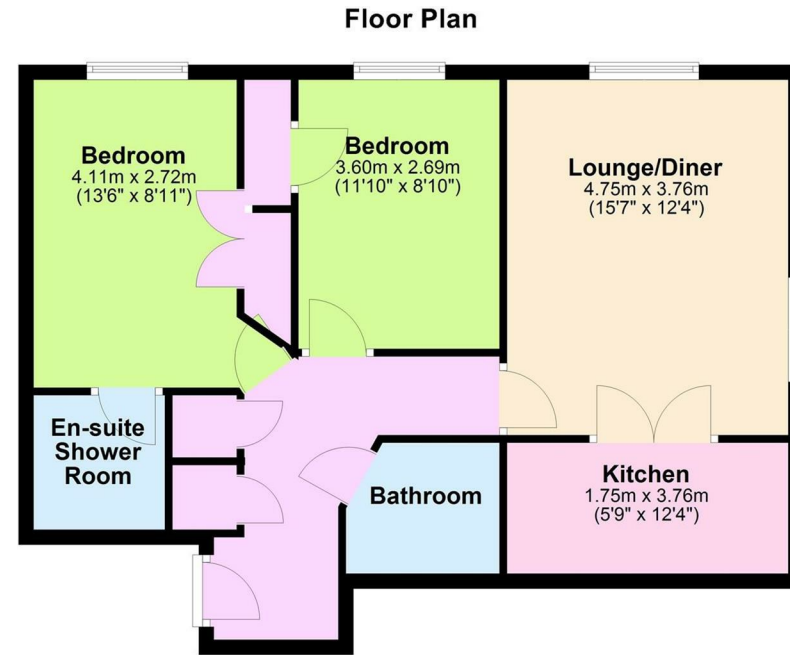
Externally, the property includes a car port within a gated parking area, along with access to a bike store. Offered to the market with no onward chain, this is an excellent opportunity to acquire a centrally located and move-in-ready home.

#### **Tenure**

Leasehold with 981 years remaining.  
Service Charge £3,200 per annum.  
Ground Rent: £200 per annum.



# Floor Plan Park Road



Energy Efficiency Rating	
Current	Potential
81	82

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

