



Westminster Court Brighton Road, Worthing, BN11 2EQ
Guide Price £225,000



We are delighted to offer for sale this deceptively spacious two bedroom ground floor apartment positioned in this central Worthing location close to all local amenities, having the added benefits of being a short distance from Worthing seafront, being chain free & having a garage in a compound.

In brief the property consists of a large entrance hallway having three fitted storage cupboards, a dual aspect lounge having direct access onto the communal gardens to the front of the building, two spacious bedrooms, the master benefiting from a fitted wardrobe, to complete the internal accommodation you have fitted Kitchen & Bathroom.

- CHAIN FREE
- Ground Floor Apartment
- Two Bedrooms
- Dual Aspect Lounge / Dining Room
- Direct Access To Communal Gardens
- Garage In Compound
- PVCU Double Glazed & Gas Central Heated Throughout
- Long Lease
- Central Worthing Location
- Fitted Kitchen & Bathroom



Entrance Hallway

8.92m x 1.32m (29'3 x 4'4)

Carpeted flooring, three fitted storage cupboards, one having wall mounted electric fuseboard & meters.

Dual Aspect Lounge

4.45m x 3.61m (14'7 x 11'10)

Carpeted floor, radiator, television point, PVCU double glazed window, PVCU double glazed doors opening directly onto communal gardens to the front.

Bedroom One

3.61m x 3.20m (11'10 x 10'6)

Carpeted flooring, radiator, fitted wardrobe with various hanging rails & shelving, PVCU double glazed window.



Bedroom Two

3.61m x 2.11m (11'10 x 6'11)

Carpeted flooring, radiator, PVCU double glazed window.

Fitted Kitchen

3.35m x 2.54m (11'0 x 8'4)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, fridge freezer & oven / cooker, inset stainless steel single drainer sink unit with mixer tap, PVCU double glazed window, tiled splashbacks.

Bathroom

2.01m x 1.68m (6'7 x 5'6)

Panel enclosed bath with power shower over, low flush WC, hand wash basin with hot & cold tap, ladder style heated towel rail, fully tiled walls, wall mounted vanity unit with mirrored front.



Externally

Communal Gardens

Front & Rear communal gardens with a range of lawned & shingle area's.

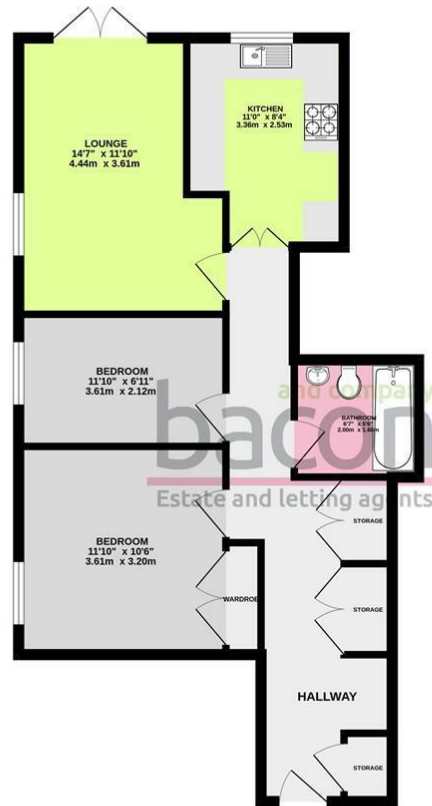
Garage

Having an up & over door.

Council Tax

Band B

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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.
Made with Metropix ©2026

and company
bacon
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company
Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing,
England, BN11 1LX