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We are pleased to offer this exceptional top-floor apartment forming part of the prestigious Camargue Court development in highly desirable West Worthing. Beautifully modernised by the current owners, this impressive home benefits from a west-facing balcony, private garage, long lease, and access to stunning communal gardens, all conveniently located close to the station, seafront, shopping facilities and local amenities.

Occupying the fourth floor, this beautifully presented apartment offers spacious and stylish accommodation throughout. The welcoming entrance hall provides access to all principal rooms and immediately showcases the high standard of finish achieved by the current owners.

The impressive living room is a bright and inviting space, enhanced by attractive oak flooring and direct access onto a private balcony, perfectly positioned to enjoy afternoon and evening sunshine. The contemporary kitchen has been thoughtfully designed with an attractive range of fitted units complemented by oak and stone work surfaces, together with a selection of integrated appliances creating a sleek and practical environment for everyday living.

Both bedrooms are generous doubles, each benefitting from built-in wardrobes and ample room for additional furnishings. The property also benefits from a substantial loft, providing excellent additional storage space and further enhancing the practicality of the apartment.

The accommodation is completed by a luxurious fully tiled bathroom fitted with a bath and quality fixtures and fittings, complemented by a separate fully tiled shower room, both beautifully appointed and finished to a high standard.

Residents of Camargue Court enjoy beautifully maintained communal grounds, creating a peaceful setting to relax and unwind. With approximately 146 years remaining on the lease, this is a rare opportunity to acquire a superb apartment in one of West Worthing's most favoured residential developments.

#### **Tenure**

Leasehold with 147 years remaining.

Service Charge: £40 per week

Ground Rent: £100 per annum.

### **Key Features**

- Prestigious Camargue Court development
- Fourth-floor position with excellent outlook
- Two spacious double bedrooms
- Built-in wardrobes to both bedrooms
- Contemporary fitted kitchen with integrated appliances
- Oak and stone work surfaces
- Two luxurious fully tiled bathrooms
- Long lease of approximately 146 years remaining
- Beautifully renovated and presented throughout
- Council Tax Band C | EPC Rating



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