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Key Features

- Spacious Two Double Bedroom Second Floor Apartment
- Popular West Worthing Location
- Generous Double Aspect Lounge/Diner
- Modern Fitted Kitchen With Integrated Appliances
- Two Exceptionally Spacious Double Bedrooms
- Family Bathroom With Shower Over Bath
- Excellent Storage Throughout
- Lift Access And Residents' Parking
- Convenient For Shops, Schools And Transport Links
- Council Tax Band B | EPC Rating E | Chain Free

We are delighted to offer this spacious and well presented two double bedroom second floor apartment, situated within the popular Dene Court development in West Worthing. The property boasts generous and well proportioned accommodation, including a bright double aspect lounge/diner, modern fitted kitchen, family bathroom and excellent storage throughout. Further benefits include double glazing, gas central heating, lift access and residents' parking, with local amenities and transport links conveniently nearby.

The accommodation is accessed via a secure communal entrance with stairs and a lift to the second floor. The apartment opens into a spacious entrance hall with wood effect flooring, two useful storage cupboards and a telephone entry system.

The generous lounge/diner enjoys a double aspect, allowing plenty of natural light, and offers ample space for both comfortable seating and dining furniture. Built in shelving and storage provide additional practicality, while a doorway leads through to the modern fitted kitchen.

The kitchen features an extensive range of fitted units with marble effect worktops, a four ring gas hob with extractor, built in electric oven and grill, integrated washing machine, fridge/freezer and concealed rubbish and recycling bins. A small breakfast bar provides additional worktop space and an informal dining area.

There are two exceptionally spacious double bedrooms, both offering excellent proportions and ample room for bedroom furniture. The second bedroom is currently arranged as a home office, demonstrating the flexibility of the accommodation. The family bathroom comprises a panel enclosed bath with shower over, wash hand basin, WC and heated towel rail, complemented by a frosted double glazed window.

Outside, the development benefits from residents' parking on a first come, first served basis, managed through a vehicle registration system.

Dene Court is ideally positioned in the popular West Worthing area, within easy reach of local shops, schools, parks and mainline railway stations. Regular bus services operate directly outside the development, providing convenient access to Worthing town centre and surrounding areas.

Tenure

Leasehold with 86 years remaining on the lease.
Service Charge: £150 per calendar month.



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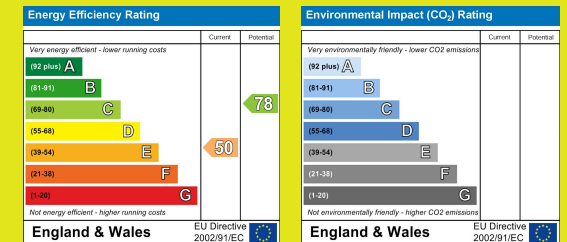
Floor Plan Mill Road

Floor Plan

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)



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.

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