



Asking Price  
£300,000  
Leasehold

## Seaview Road, Worthing

- First Floor Flat
- Two Double Bedrooms
- Spacious Lounge
- Beautiful Sea Views
- Enclosed Balcony
- EPC Rating - C
- Shower Room &
- Council Tax Band - D
- Separate WC

We are delighted to offer to the market a well presented two bedroom purpose built flat in sought after Quinta Carmen. This unique flat offers, hallway, two double bedrooms, each with sea views, refitted kitchen with integrated appliances, separate WC, refitted shower and access to rear balcony room and a double aspect lounge with direct sea views from an enclosed south facing balcony. Further benefits include a garage.

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## Accommodation

Stairs and lift to first floor. Front door to:

### Spacious Hallway 12'7 x 7'5 (3.84m x 2.26m)

Radiator. Telephone intercom. Cloak cupboard with hanging rail. Wall mounted thermostat.

### Lounge 15'5 x 15'4 (4.70m x 4.67m)

Adam-style fire surround with tiled insert and marble hearth. Two radiators. Dual aspect double glazed windows with sea views. Coving. Telephone point. Double opening double glazed doors to:

### Enclosed Balcony 12'2 x 3'8 (3.71m x 1.12m)

Double glazed. Fantastic views of the English Chanel and Worthing's popular promenade. Tiled floor.

### Kitchen 13'3 x 8'7 (4.04m x 2.62m)

Range of white fronted base, wall and draw units. Roll top working surfaces incorporating a four ring gas hob. Fitted electric oven. Integrated microwave. Stainless steel one and a half bowl sink with a mixer tap. Further appliance space. Integrated fridge/freezer. Cupboard enclosed Go One boiler. Double glazed windows. Tiled splashbacks. Double glazed frosted door to:

### Rear Balcony Area

### Bedroom One 1'7 x 11'6 (0.48m x 3.51m)

Radiator. Double glazed full width window with sea views and views of the communal gardens. Coving. Two double fitted wardrobes with hanging and shelves.

### Bedroom Two 11'5 x 9'4 (3.48m x 2.84m)

Double glazed window with westerly aspect and sea views. Coving. Radiator.

### Shower Room

Pedestal wash hand basin. Fitted corner shower cubicle with fitted Triton shower. Tiled splashbacks. Frosted double glazed windows. Radiator.

### Separate WC

Concealed system low level flush WC. Part tiled walls. Frosted double glazed window.

### Tenure

Leasehold

Approximately 940 years remaining on lease.

Annual Maintenance - £2,400



# Floorplan

## Floor Plan

Approx. 84.4 sq. metres (908.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) 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.

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