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## Description

We are delighted to offer this well presented apartment, situated in this favoured West Worthing location, just a short walk from Worthing town centre and seafront with local shops, schools, parks, bus routes, and the mainline station all nearby.

Accommodation offers entrance hall, lounge/diner with a sun room, modern open plan kitchen with integrated appliances, two double bedrooms and modern bathroom. The property also benefits from magnificent views to the sea and the South Downs, double glazing, off road parking and is chain free.



## Key Features

- Tenth Floor Apartment
- Open Plan Lounge/Diner
- Magnificent Views
- Chain Free
- Two Double Bedrooms
- Sun Room
- Residents' Parking
- Council Tax Band B





#### Communal Entrance

With lift and stairs to the tenth floor.

#### Entrance Hall

Electric radiator, ceiling light and large storage cupboard with hanging rails and shelving.

#### Kitchen

**3.77 x 2.24 (12'4" x 7'4")**

Laminated flooring, space for fridge/freezer, range of wood effect wall and base units with worktop surfaces, multiple power points, double glazed window with panoramic views over Worthing Town Centre, the South Downs and sea, stainless steel one and a half bowl sink with drainers, integrated dishwasher, electric oven, induction hob and stainless steel extractor fan.

#### Utility Cupboard

Housing pressurised water tank and space for washing machine or tumble dryer.

#### Lounge/Diner

**5.47 x 4.49 (17'11" x 14'8")**

Carpets, ceiling light, multiple power points, south facing double glazed window with panoramic views over Worthing Town Centre, the South Downs and the sea, tv point, electric radiator and door leading to:

#### Sun Room

**3.83 x 1.35 (12'6" x 4'5")**

Space for table and chairs, uninterrupted 180 degree views across Worthing Town Centre and Worthing seafont.

#### Bedroom One

**4.70 x 3.14 (15'5" x 10'3")**

Carpet, electric power point, radiator, ceiling light, south facing double glazed window with stunning sea views. Jack and Jill door leading into bedroom two.

#### Bedroom Two

**4.74 x 2.93 (15'6" x 9'7")**

Carpet, electric power point, radiator, ceiling light, south facing double glazed window with stunning sea views. Jack and Jill door leading into bedroom one.

#### Bathroom

**1.95 x 1.56 (6'4" x 5'1")**

Spotlights, p-shaped bath with shower, towel rail, low level sink, mirror with spotlight, shaver point, tiled walls and tiled floors.

#### Separate WC

Low level WC, tiled floor and spotlight.

#### Off Road Parking

Communal parking, by way of permit.

#### Communal Gardens

Landscaped with attractive planting and shrubs and some very established trees.

#### Tenure

Leasehold

173 years remaining.

Service charge is issued every six months. The most recent six-monthly charge was £1,548.

Ground Rent - £20 every six months.



