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Description

We are delighted to present this spacious second floor apartment within the prestigious Bayside development, ideally positioned in the heart of Worthing town. Residents enjoy direct access to the beach and are just moments from local shops, parks, gyms, restaurants, and bus routes, with the mainline station also close by.

The development, being relatively new, offers stylish and contemporary interiors. The apartment itself features an open-plan kitchen/living room with balcony, two double bedrooms, an en-suite to the master, and a family bathroom. Additional benefits include a long lease, underground parking, and access to beautifully maintained communal facilities, including a swimming pool, spa, gardens, lounge, reception with concierge, and a variety of seating areas.

Key Features

- Prestigious Roffey Homes Built Seafront Development
- Luxurious Shower Room and Separate En-Suite to Master
- Open Plan Kitchen/Living Area
- Residents Concierge, Swimming Pool, Spa, Fitness Suite, Wintergarden, Lounge & Sun Terrace
- Two Double Bedrooms
- Idyllic Location On the Seafront and a Short Walk to Town Centre
- Secure Undercroft Parking
- Council Tax Band D

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Communal Entrance

Two security gates for access, stairs and lift to second floor.

Entrance Hall

Video entry control panel, coat cupboard with shelves and hanging, further utility cupboard with space and plumbing for washing machine and tumble dryer. Wall mounted boiler, water tank and wall mounted consumer unit.

Kitchen/Living Room

6.13m x 5.86m (20'1" x 19'2")

Kitchen area - with a wide range of matte grey wall and base units. Stone effect rolltop work surface incorporating a one and a half bowl stainless steel Franke sink with mixer tap. Pan drawers, integrated fridge/freezer and fitted AEG induction hob with matching AEG extractor fan. Attractive glass splashback, fitted AEG electric oven, integrated AEG microwave and an integrated AEG dishwasher.

Lounge area - with downlighters and two attractive aluminium coated doors giving access to standing balcony areas with sea views. Underfloor heating control and dimmer switch.

Bedroom One

5.05m x 3.33m (16'6" x 10'11")

Attractive glass fronted wardrobes with sliding doors and hanging with storage over. Full height double glazed windows with sea views and underfloor heating control.

En-Suite Bathroom

Tile enclosed bath with contemporary mixer tap and handles, fitted over-bath shower with screen. Concealed cistern low flush WC, basin with mixer tap, tiled walls and floor, electric heated towel rail, mirror fronted vanity unit, shaver point and underfloor heating control.

Bedroom Two

3.55m x 3.41m (11'7" x 11'2")

Full height double glazed windows with sea views, glass fronted wardrobes with hanging and shelves.

Shower Room

Contemporary style shower room with large walk in shower and glass screen. Fitted shower with rainfall head and separate attachment, Basin with mixer tap, concealed cistern with low flush WC, mirror fronted vanity unit, shaver point, electric heated towel rail, tiled floor and tiled walls.

Parking

Secure under-croft parking space.

Communal Areas

Residents' concierge, swimming pool, spa, fitness suite, Winter Garden, lounge & sun terrace.

Tenure

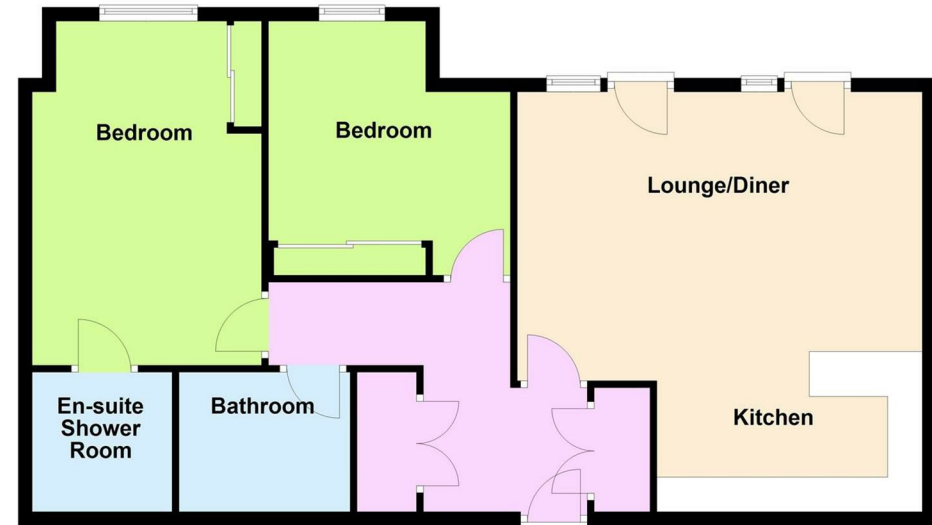
Leasehold with 121 years remaining. Maintenance Charge - £4,500 (2024) Ground Rent: £250 per annum



Floor Plan Brighton Road

Floor Plan

Approx. 83.2 sq. metres (895.3 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 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		85	85
		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	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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