



Flat 6, Seamill Court Seamill Park Crescent

, Worthing, BN11 2PR

Guide price £220,000

Leasehold Council Tax Band A

James & James Estate Agents are delighted to bring to the market this beautifully presented, two bedroom purpose built ground floor flat situated in this popular residential location being close to the beach.

In brief the accommodation comprises outside storage cupboard, spacious entrance hall with two storage cupboards, lounge with room off the lounge suitable as a dining room or second bedroom, good size master bedroom, bath & shower room, separate W.C.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate of this apartment.

Situated in Seamill Park Crescent, the property is nice and close to the beach, regular buses serve the area, and local shops are nearby.

The property is also situated just a short walk to Brooklands Pleasure Park offering a variety of children's play areas and a new café.

Lease years remaining - 170  
Service charge - £800 pa

Outside store

Double glazed front door

Entrance hall

12'4 narrowing to 3'4 x 13'5  
(3.76m narrowing to 1.02m x 4.09m)





Two storage cupboards

Lounge  
14'7 x 12'0 (4.45m x 3.66m)

Bedroom two (off the lounge)  
8'4 x 11'11 (2.54m x 3.63m)

Modern fitted kitchen  
10'8 x 7'2 (3.25m x 2.18m)

Master bedroom  
10'4 x 13'3 (3.15m x 4.04m)

Bath & shower room

Separate W.C.

Communal gardens

On road parking



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

