



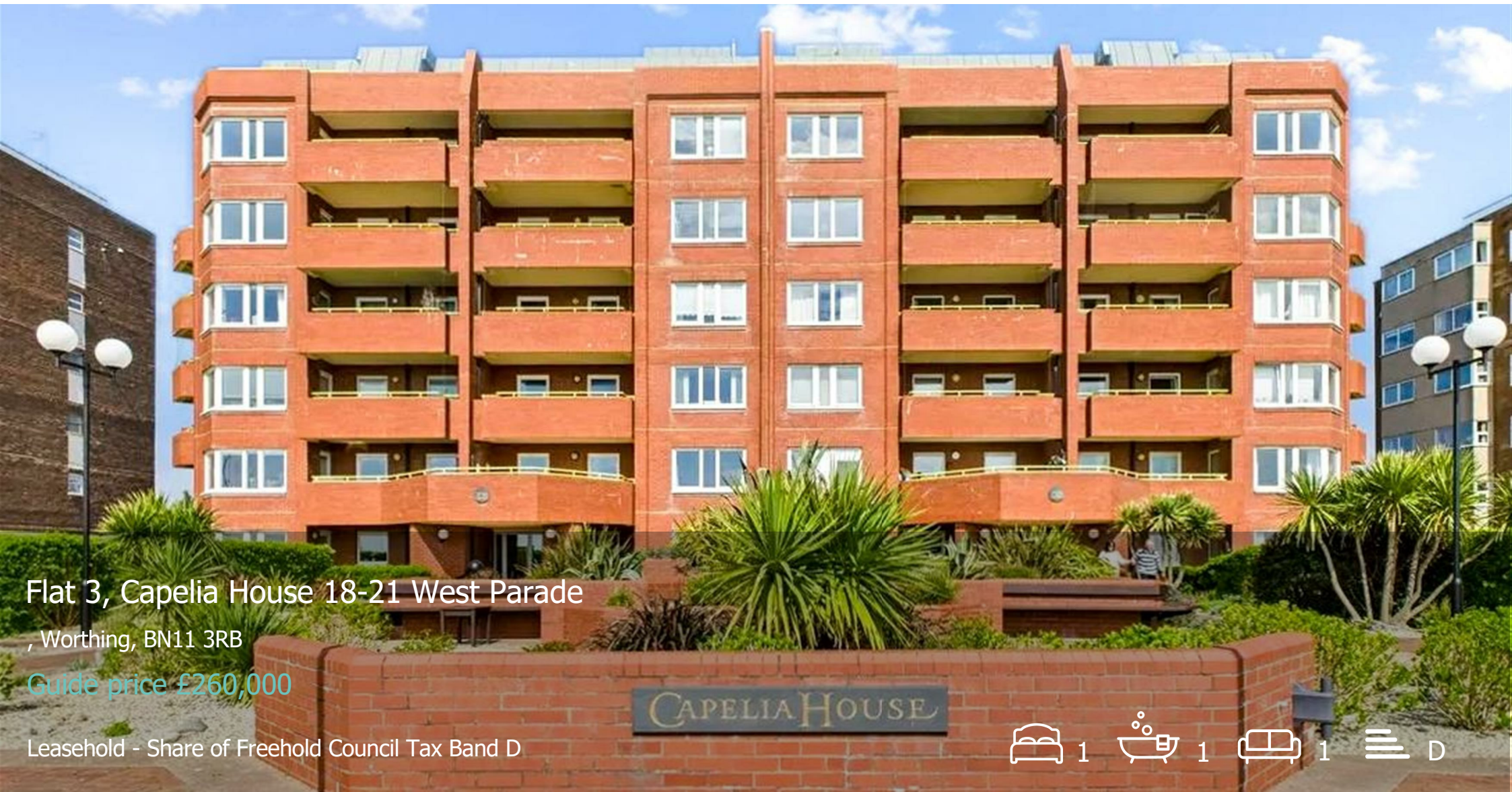
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Flat 3, Capelia House 18-21 West Parade

, Worthing, BN11 3RB

Guide price £260,000

Leasehold - Share of Freehold Council Tax Band D



We are delighted to present this well-appointed one-bedroom ground floor apartment, ideally positioned on the sought-after Worthing seafront. Conveniently located within easy reach of the town centre, the property benefits from close proximity to a wide range of shops, restaurants, parks, excellent bus routes, and the mainline railway station.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hallway featuring a secure entry phone system, radiator, and useful storage cupboards housing the fuse board and shelving, all finished with decorative coving.

The fitted kitchen offers a range of base and wall-mounted units with drawers, a sink unit, and integrated appliances including an electric oven, ceramic hob with extractor hood, fridge/freezer, and dishwasher, with free-standing washing machine and tumble dryer, part tiled walls, and a double-glazed window.

The property boasts a bright and spacious lounge/diner, enhanced by a south-facing double-glazed window and door leading directly onto a private balcony. This inviting living space also benefits from wall lighting, radiator, and coving.

The double bedroom is generously sized and features a built-in wardrobe with hanging space and shelving, radiator, coving, and a South-facing double-glazed window allowing for an abundance of natural light.

Completing the accommodation is a well-maintained shower room fitted with a walk-in shower unit, pedestal wash hand basin, and WC, complemented by tiled walls, radiator, and coving.

A particular highlight of the property is the private south-facing balcony, providing an ideal space to relax and enjoy the sunshine and coastal surroundings.

Lease years remaining - 962
Service charge - £3,216.12 Paid half yearly and includes water rates.

Entrance hall





Kitchen
15'3 x 8'1 (4.65m x 2.46m)

Lounge/diner
22'3 x 12'3 (6.78m x 3.73m)

South facing balcony

Bedroom
12'9 x 9'5 (3.89m x 2.87m)

Shower room
6'7 x 5'5 (2.01m x 1.65m)

Parking

New combination boiler fitted 2025



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

