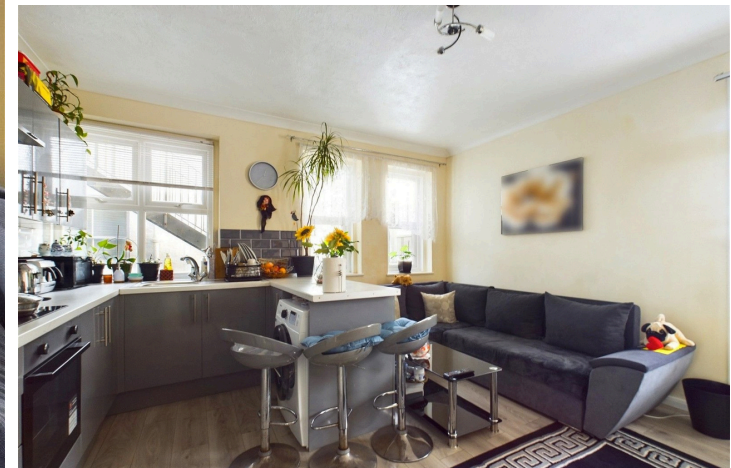




Claydon Court | Marine Parade | Worthing | BN11 3QG
Offers Over £190,000



We are delighted to offer for sale this rarely available and well presented ground floor apartment, situated on Worthing seafront close to local shops, amenities and mainline train station. The property boasts an open plan kitchen/living area, one double bedroom, modern fitted bathroom and is sold with no ongoing chain.



Key Features

- Ground Floor Apartment
- Seafront Location
- One Double Bedroom
- Open Plan Living Room & Kitchen
- Contemporary Fitted Kitchen
- Modern Bathroom
- Well Presented Throughout
- Long Lease
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

A security entry phone systems provides access to the well maintained communal entrance hallway, which leads to the property's private entrance. The private front door opens into the welcoming entrance hall, with space to hang coats and kick off shoes before entering into the rooms. Positioned at the rear of the apartment is the open plan kitchen/living area, this generously sized room measures 14'2" x 14'3" and offers a cleverly designed kitchen bar to allow for both lounging and dining. The kitchen has been fitted with an array of high quality grey gloss units, topped with white quartz effect worktops to create a smart contemporary finish. The kitchen also has space and provisions for white goods alongside an integrated oven/hob. The double bedroom measures 9'0" x 10'7" and can comfortably fit a large double bed alongside other bedroom furniture items. The bathroom has been fitted with a modern three piece suite including a bath with overhead shower, toilet and hand wash basin.

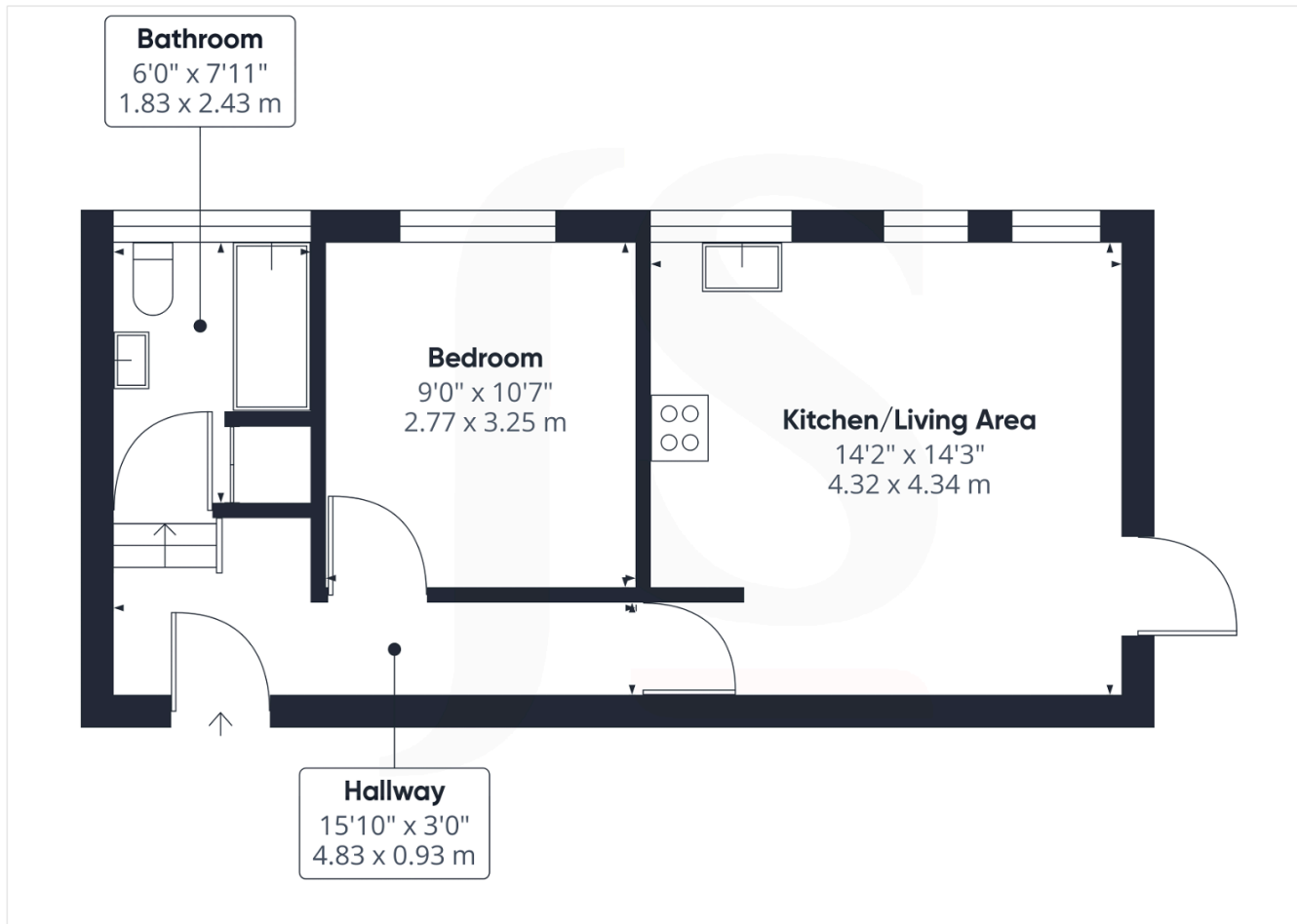
EXTERNAL

There is a communal garden positioned to the rear of the property with access via a double glazed door.

LOCATION

Within Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities, is approximately 0.6 miles away. The nearest station is Worthing which is approximately just under a mile away, and bus services run nearby.

Leasehold 107 years remaining
Maintenance £1,700 per annum
Ground Rent TBC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area *as quoted by EPC: 431 Sqft

Tenure: LEASEHOLD

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.