



The Courtyard | 120 Portland Road | Worthing | BN11 1QA
Offers Over £300,000



We are delighted to offer for sale this unique and immaculately presented maisonette apartment forming part of this graciously modernised, Grade II listed development positioned in the heart of Worthing Town Centre. This central, seaside development boasts two double bedrooms, west facing lounge/diner, modern kitchen, contemporary bathroom, long lease and low outgoings. The property is being sold with a share of the freehold.



Key Features

- Maisonette Balcony Apartment
- Grade II Listed Conversion
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Modern Fitted Kitchen
- Contemporary Three Piece Bathroom Suite
- Private West-Facing Roof Terrace
- Town Centre Location
- Share Of Freehold & Low Outgoings
- Close To Local, Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

There is a communal front door to the front of the property with a secure entry telephone system that provides access in to the building, with doors to all three apartments and a large communal bike storage cupboard. The private front door opens to this immaculately presented home with a welcoming entrance hallway and stairs that rise to the first floor where the apartment is situated. A door leads in to the spacious lounge/diner which boasts dual aspects via stunning sash windows and measures 11' 8" x 14' 5", providing plenty of space for various living furniture. This substantial, open plan room also features the modern kitchen which has been installed with sage green, shaker-style, floor and wall mounted units with solid oak worktops and integrated appliances such as a dishwasher, electric cooker and hob and a full length fridge/freezer. There is also a door which leads to the beautiful, west-facing, private roof terrace. There are two double bedrooms with the main bedroom measuring a generous 10' 6" x 14' 1" and boasting westerly views of the private, sunny roof terrace. The fitted bathroom has been finished to a contemporary standard with grey, mosaic style flooring and fresh white tiles. The room benefits from a three piece suite which includes a bath with shower over, hand wash basin and toilet.

EXTERNAL

Directly accessible from the kitchen, this apartment features a private sun terrace. Facing west and offering enough space for a family table and chairs making this the perfect space to enjoy the afternoon and evening sun.

LOCATION

In the heart of Worthing Town Centre, this attractive apartment is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular buses that pass through the town. Car journeys are equally as effortless, with all destinations easily reached via the A27.

Council Tax Band: A

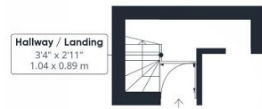
Tenure: Share Of Freehold

Lease Length Remainder: Of 999 Year Lease

Maintenance: 1/3 Share On An As & When Basis

Ground Rent: Peppercorn

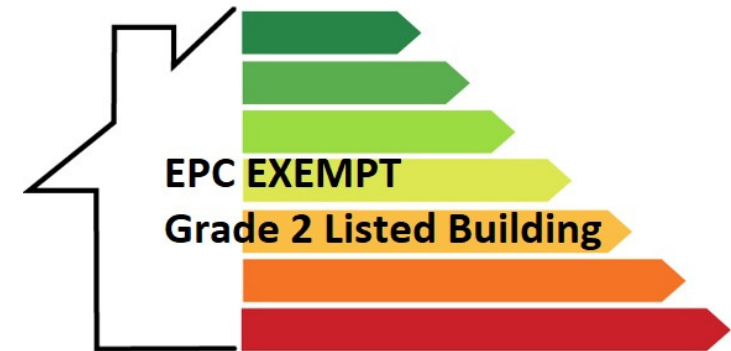




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: EPC exempt

Tenure: Share of Freehold

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.