



Downview Court, Boundary Road, Worthing, BN11 4LS  
Guide Price £260,000





A deceptively large two double bedroom top floor apartment situated on the south elevation of this popular art deco development making this exceptionally light and airy, benefitting from a re fitted kitchen and refitted modern shower room, south facing lounge, good sized storage throughout and being share of freehold with a remainder of a 999 year lease.





## Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Spacious South Facing Lounge/Diner
- Modern Refitted Kitchen
- Modern Shower Room & Separate WC
- Garage In Compound
- Passenger Lift Gardens
- Within Walking Distance to Worthing Seafront



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal front door with security entry phone system, passenger lift and stairs rising to the top floor. Front door leading into the entrance hall which offers access to two good size storage cupboards one of which offers space and plumbing for the washing machine. Door leading into the modern kitchen and door leading into the south facing lounge/ dining room. The lounge benefits from a window with views towards Worthing Seafront. The modern re fitted kitchen benefits from wall and base units with built in eye level oven, integrated dishwasher, space for under counter fridge, sink, drainer and door leading out to the external fire exit. The primary bedroom offers bay fronted window, fitted wardrobes and built in cupboard. Bedroom two also benefits from built in storage. The apartment has recently been re fitted with a new shower room which comprises of walk in shower with glass screen and wash hand basin. The separate WC can be found just next door to the shower room.

There are beautifully kept communal gardens surrounding the development and the property benefits from a garage in the compound to the rear. There are also communal parking spaces to the front of the property. The property benefits from an external fire exit to the rear of the building.

Situated to the west of Worthing town with local amenities on Heene Road and Worthing Seafront both a short walk away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately half a mile away. The nearest station is West Worthing which is approximately 0.8 miles away, and bus services run nearby.

### TENURE

Share of Freehold

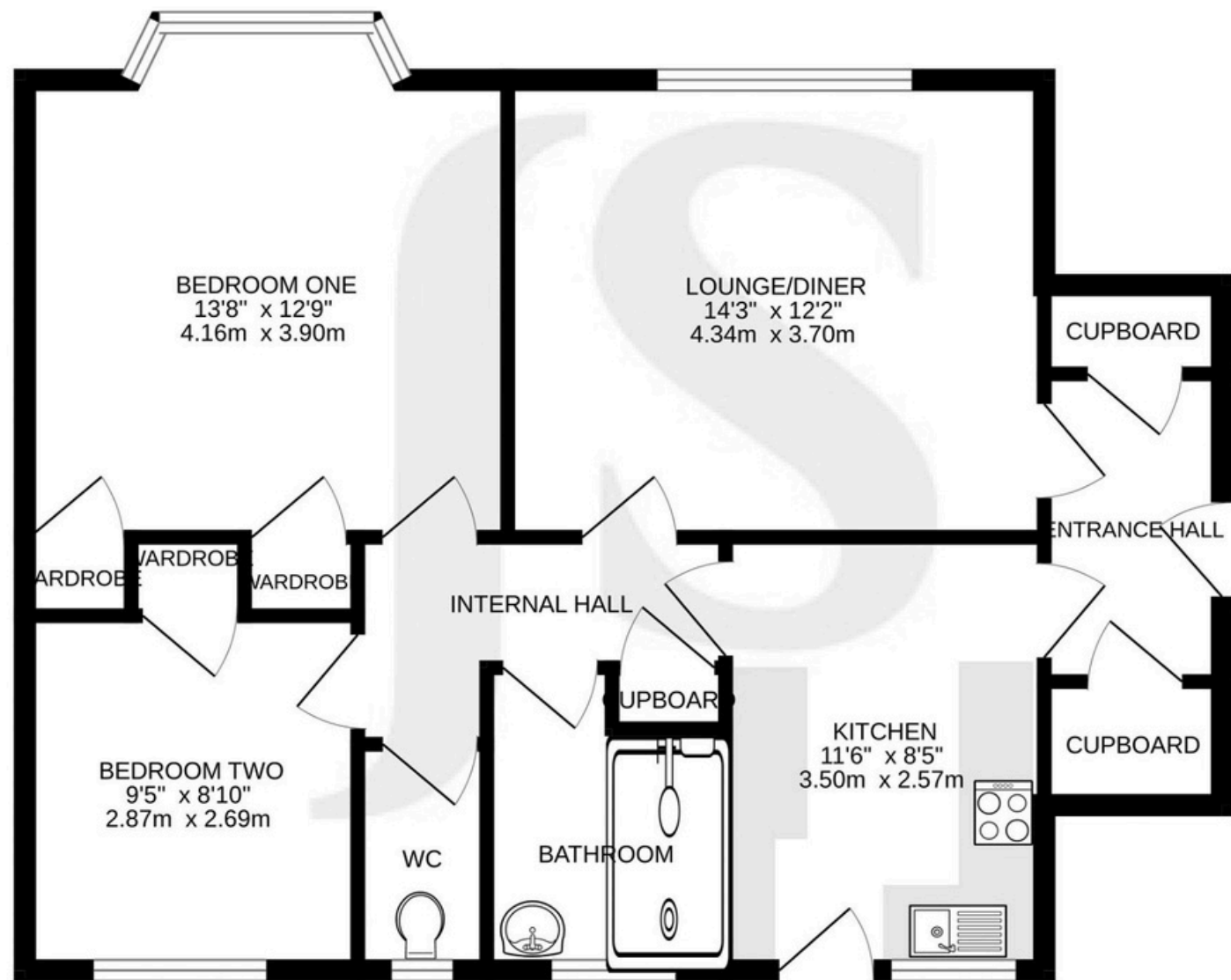
Lease: Remainder of 999 years (approx. 940 years)

Maintenance: £3992 per annum - includes heating, hot water, buildings insurance, up keep of communal gardens and communal cleaning.





### THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Property Details:

Floor area (as quoted by EPC): 76 sqm

Tenure: Share Of Freehold & Leasehold

Council tax band: B

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.