



20 Regis Court | West Parade | Worthing | West Sussex | BN11 3RA

Asking Price Of **£400,000**





A well presented fourth floor apartment with superb direct south facing sea views. Boasting two double bedrooms with built-in wardrobes, a refitted ensuite WC, refitted shower room, fitted kitchen and south facing lounge & balcony. There is a garage and a share of freehold.



## Key features:

- A Purpose Built Seafront Apartment
- Fourth Floor With Passenger Lift
- Two Double Bedrooms
- Ensuite WC & Refitted Shower Room
- Fitted Kitchen
- South Facing Lounge & Balcony
- Superb Sea Views
- Garage With Electric Door, Light & Power
- 999 Year Lease & Share Of Freehold
- Close To Bus Routes & Amenities

 2 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNAL** A communal front door with security entry phone system opens to a communal hall with stairs and a passenger lift rising to the fourth floor. From here is a private front door leading to a generous hallway with a built in airing cupboard and two storage cupboards. The lounge/diner has a bay fronted window offering superb sea views and there is a door leading to the balcony offering fabulous views along the coast. The fitted kitchen has a range of wooden storage cupboards and drawers with an eye level integrated oven and grill and a gas hob; there is space for under counter fridge, freezer, washing machine, dishwasher and there is a fitted breakfast bar. The primary bedroom has two built-in double wardrobes with mirrored sliding doors and a bay window offering sea views; there is a refitted ensuite with a WC, bidet & hand wash basin. The second bedroom benefits from built-in wardrobes with mirrored sliding doors and there is a refitted shower room with walk in shower, WC and hand wash basin.

**EXTERNAL** The property boasts a south facing balcony accessible from the lounge which boasts superb sea views.

Externally, the building is set on a generous plot with well-tended communal gardens to the front of the building with communal seating. To the rear of the property is a garage with electric door, light & power.

**SITUATED** on West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three quarters of a mile away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby on West Parade.

**TENURE** Leasehold & share of freehold

Lease: Approximately 970 years remaining

Maintenance: £1450 per half year inclusive of water rates & buildings insurance.

**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**LOUNGE** 13' x 16' 4" (3.96m x 4.98m)

**KITCHEN** 8' 9" x 12' 3" (2.67m x 3.73m)

**BEDROOM ONE** 10' 7" x 16' 5" (3.23m x 5m)

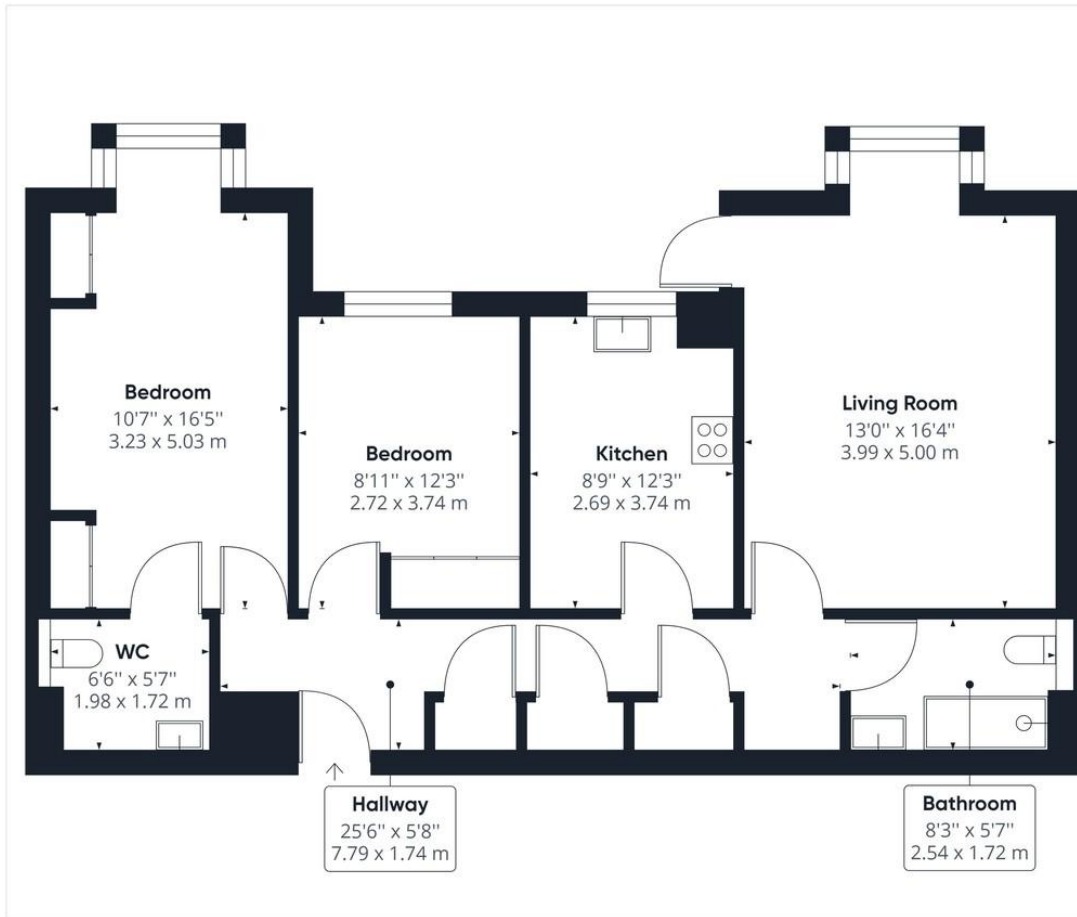
**ENSUITE**

**BEDROOM TWO** 8' 11" x 12' 3" (2.72m x 3.73m)

**BATHROOM**

**COUNCIL TAX BAND D**



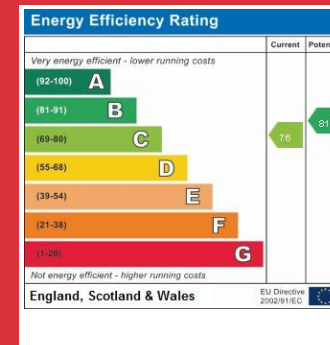


Approximate total area<sup>(1)</sup>  
863.94 ft<sup>2</sup>  
80.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor Area: 904 sq ft (84 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band D

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.