



Capelia House | West Parade | Worthing | West Sussex | BN11 3RB

Guide Price £375,000



We are pleased to be able to offer a well presented, fully refurbished, first floor seafront apartment. The property offers sea views, two double bedrooms, two bathrooms, modern kitchen and lounge/ dining room. The apartment also offers a garage and a south facing balcony offering spectacular views across Worthing promenade and Worthing Seafront.



Key Features

- Well Presented Seafront Apartment
- Two Double Bedrooms
- First Floor
- South Facing Balcony
- En-Suite Shower Room & Modern Shower Room
- South Facing Lounge/ Dining Room
- Garage in Compound
- Long Lease & Share of Freehold
- Modern Re-Fitted Kitchen
- Bus Routes Run Nearby



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Communal front door with security entry phone system. Stairs and passenger lift rising to the first floor. Front door leading into the entrance hall with access to all rooms and two storage cupboards and an airing cupboard. The primary bedroom offers built in wardrobes and access to the re-fitted en-suite shower room. The en-suite offers a modern walk in shower with glass screen, wash hand basin with storage below, anti steam mirror and a smart electric WC. The second bedroom is also a good size and benefits from built in wardrobes. The re fitted shower room offers walk in shower, glass screen, wash hand basin, WC and light up, anti steam mirror. The lounge/ dining room offers spectacular, direct sea views, sliding door leading out to the balcony and door leading into modern kitchen. The modern kitchen offers wall and base units, integrated appliances including fridge/ freezer, dishwasher, washer/ dryer, oven, induction hob, sink, drainer and gas fired boiler housed in a cupboard.

The property benefits from a south facing balcony with direct sea views. Beautifully kept communal gardens surround the development, visitor parking and garage located to the rear in the compound.

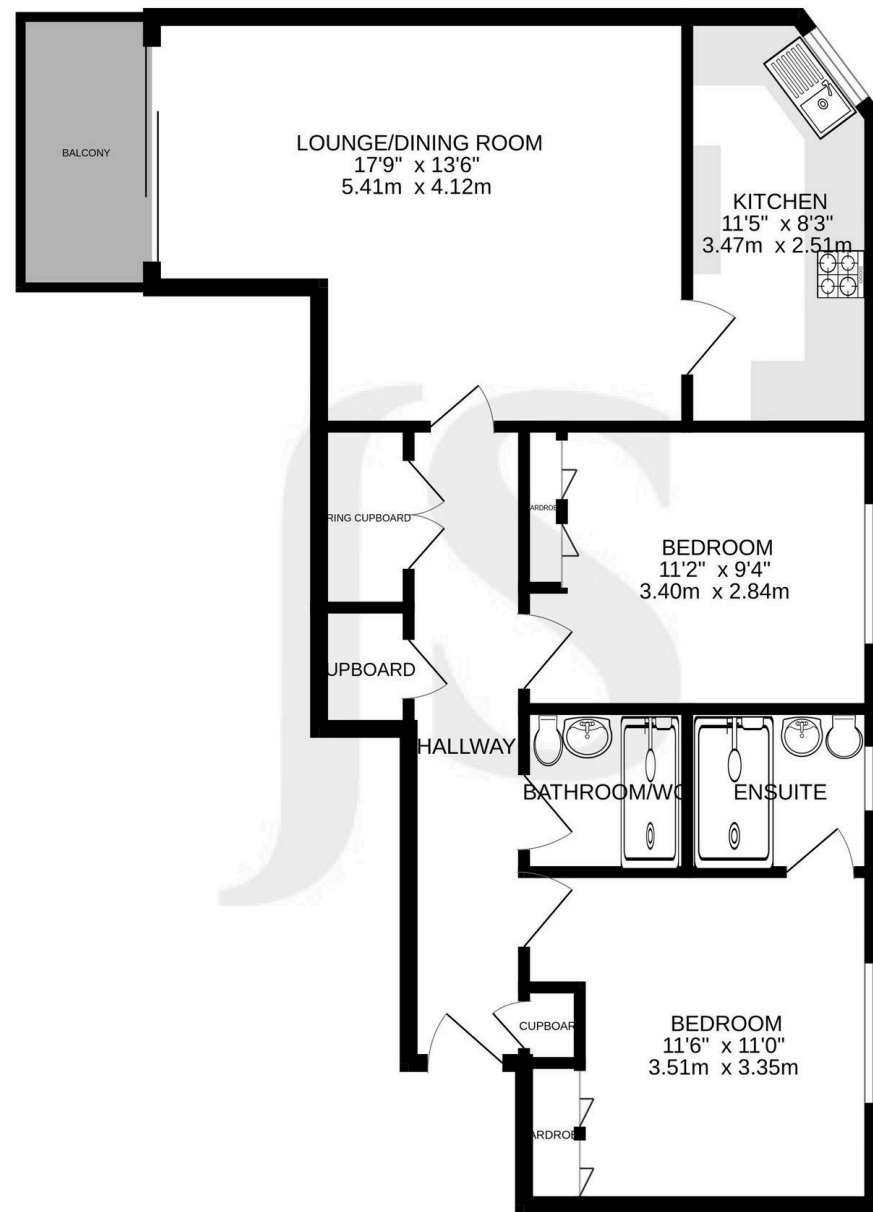
LOCATION

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.

TENURE Leasehold Service Charge: £3025 per annum
Lease & Share Of Freehold : Approx. 983 years remaining



GROUND 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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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.



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

Property Details:

Floor area (as quoted by EPC): 74 sqm

Tenure: Leasehold & Share Of Freehold

Council tax band: E