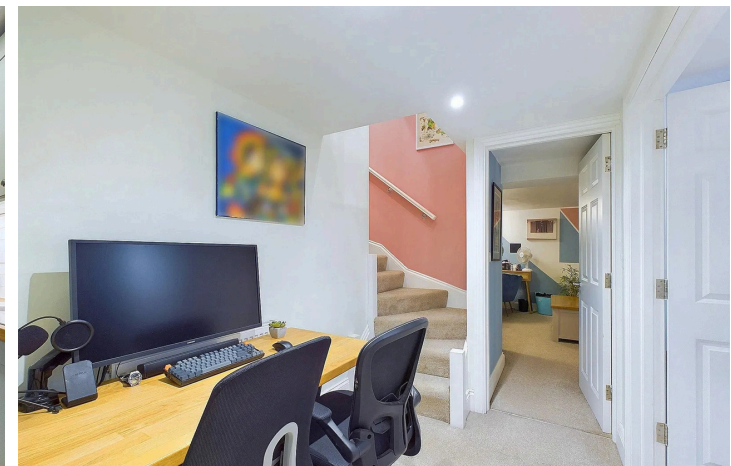




The Courtyard | Portland Road | Worthing | BN11 1QA  
Offers in the Region of £275,000





We are delighted to offer for sale this unique and immaculately presented split-level maisonette apartment forming part of this graciously modernised, Grade II listed development in the heart of Worthing Town Centre. This central, seaside boutique development boasts two bedrooms, west facing lounge/diner, private west facing balcony, modern fitted kitchen/breakfast room, contemporary bathroom, long lease & low outgoings and is sold with the vendor suited.



## Key Features

- Split-Level Maisonette Balcony Apartment
- Grade II Listed Conversion
- One Double Bedroom
- Second Bedroom/Office Space
- Modern Fitted Kitchen/Breakfast Room
- Private West Facing Balcony
- Situated In The Heart Of Worthing Town Centre
- Share Of Freehold
- Characterful Features



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A communal front door with security entry telephone system allows access to the well maintained communal entrance hallway with doors to all three apartments and a large communal bike storage cupboard. The private front door to this immaculate home opens to an entrance hallway with stairs leading down to the bedroom and bathroom and door opening to the kitchen/breakfast room. This modern kitchen has been fitted with an array of floor and wall mounted 'Benchmarx' olive green shaker style units, solid 40mm oak worktops, integrated appliances including a dishwasher and fridge/freezer. This stylish space has ample room for a small breakfast table. Large double doors lead through to the well sized, west facing living/dining room which benefits from the same lion oak laminate flooring which runs through from the kitchen. With a westerly aspect from large windows and double doors that lead to the private sun terrace, this room is light, airy with space for sofas and a dining table. To the lower ground floor is the main double bedroom measuring a spacious 13' 05" x 11' 05" with the additional benefit of fitted wardrobes. There is an office/library which has the option to be used as a 'bedroom' space. The large contemporary bathroom benefits from underfloor heating and has been fitted with a full four piece white suite including a walk-in shower, bath, toilet and hand wash basin. A utility room can be found adjacent to the bathroom and has space for a stacked washing machine and tumble dryer.

### EXTERNAL

This characterful apartment benefits from a west facing private sun terrace, accessible from the living/dining room and can comfortably fit an outdoor table and chairs.

### LOCATION

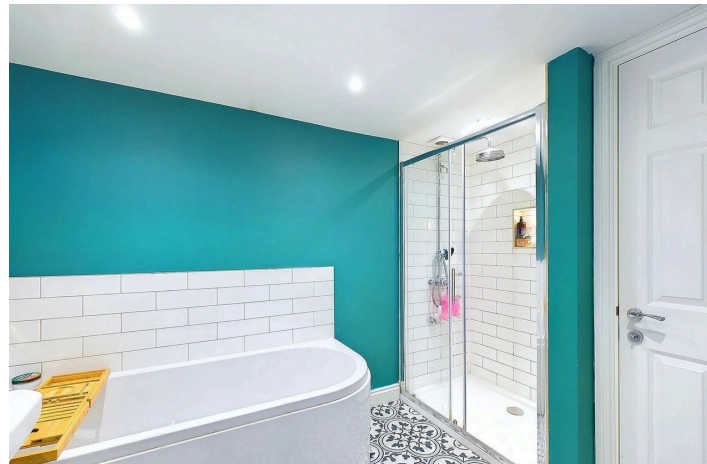
Situated In the heart of Worthing Town Centre, this attractive apartment is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London 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.

Tenure: Share Of Freehold

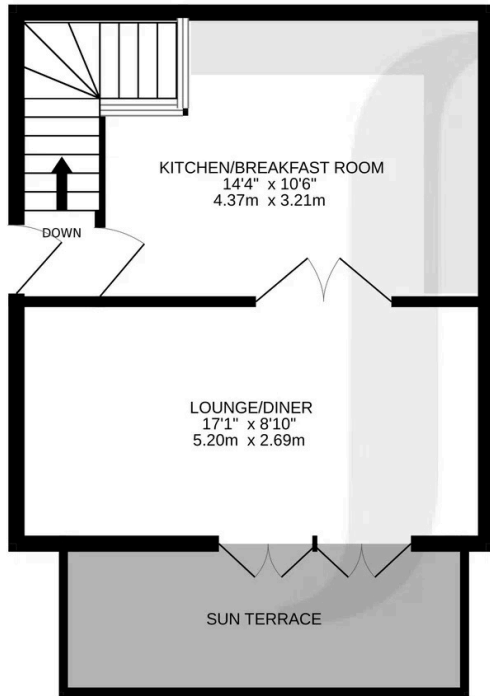
Lease Length: Remainder Of 999 Year Lease

Maintenance: 1/3 Share - As & When

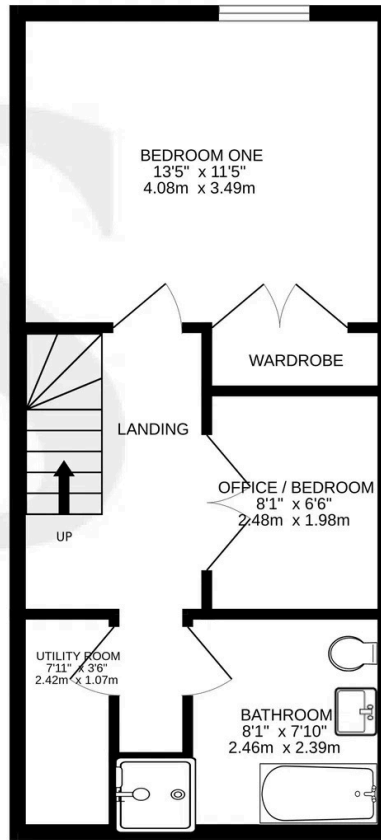
Ground Rent: N/A



GROUND FLOOR



LOWER 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.



## Property Details:

Floor area \*as quoted by EPC: EXEMPT

Tenure: Share of Freehold

Council tax band: A