



Flat 28, Downview Court, Boundary Road, Worthing, BN11 4LS
Offers Over £255,000



We are pleased to be able to offer this top floor, purpose built apartment in Downview Court. The property offers two bedrooms, west facing lounge, fitted kitchen, bathroom and separate WC. The property also benefits from being situated only 500 yards away from Worthing Seafront.



Key Features

- Top Floor Apartment
- Two Double Dual Aspect Bedrooms With Sea Glimpse's
- Lounge/ Dining Room
- Modern Fitted Kitchen
- Bathroom & Seperate WC
- Garage In Compound
- Residents Parking
- Long lease & Share of Freehold
- Residents & Visitors Parking
- Close To Worthing Seafront



2 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

This well-presented top-floor apartment offers a blend of space, comfort, and convenience. Accessed via a communal entrance with a secure entry phone system, the building features both stairs and a passenger lift leading to the third floor. Upon entering, you'll find a spacious hallway with a generous storage cupboard and a separate storage room. The modern fitted kitchen boasts sleek white wall and base units, ample space for appliances, a built-in oven with an electric hob, a sink with a drainer, and access to the fire escape. The bright and inviting lounge benefits from a west-facing window overlooking the communal grounds, as well as two built-in alcoves for additional storage. The apartment features two well-proportioned double bedrooms, with the primary bedroom offering built-in wardrobes. The bathroom is fitted with a bathtub and an overhead shower with a glass screen, along with a wash hand basin. A separate WC, complete with an additional wash hand basin.

TENURE

Leasehold (balance of a 999 year lease) & share of freehold.

Maintenance: Approx £4086 per annum, including hot water & heating, communal cleaning and garden maintenance.

No Subletting, No Pets & No AirBnB

INTERNAL

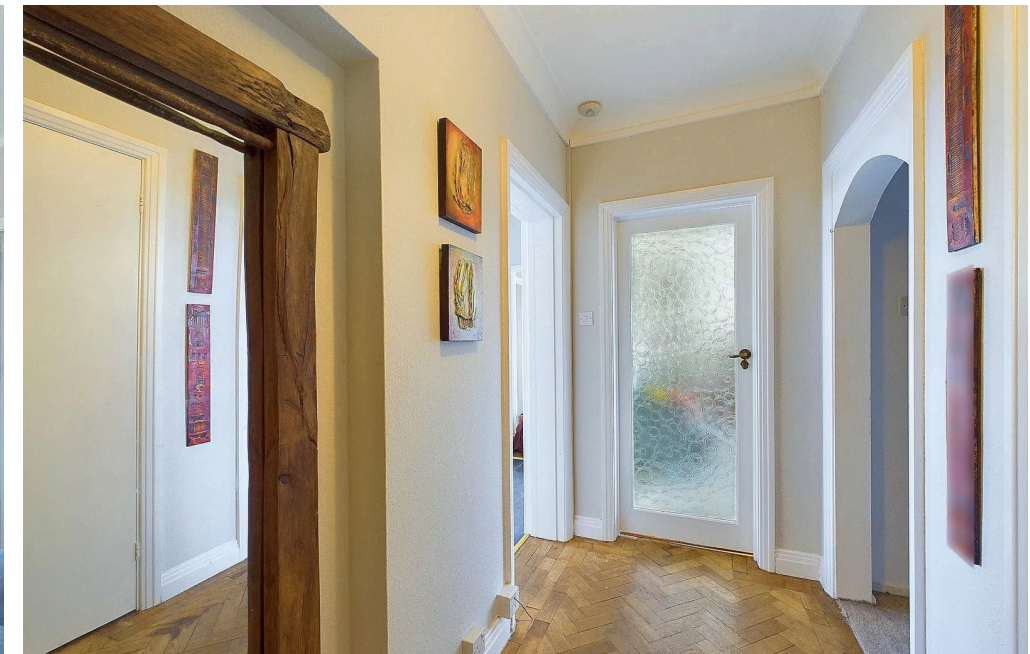
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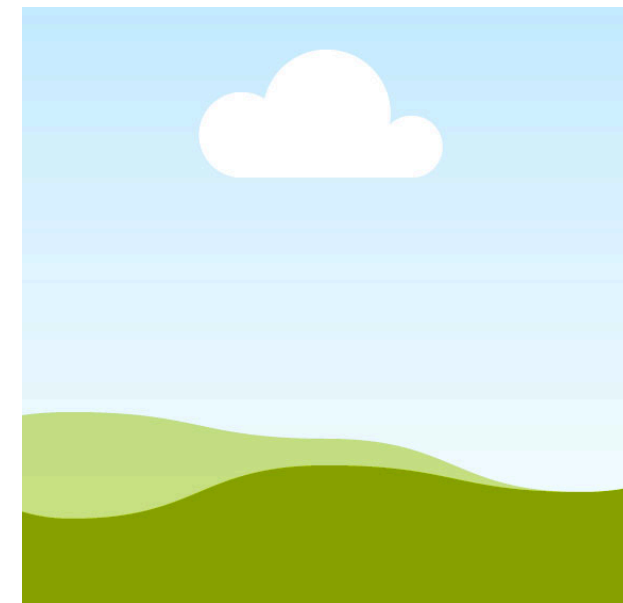
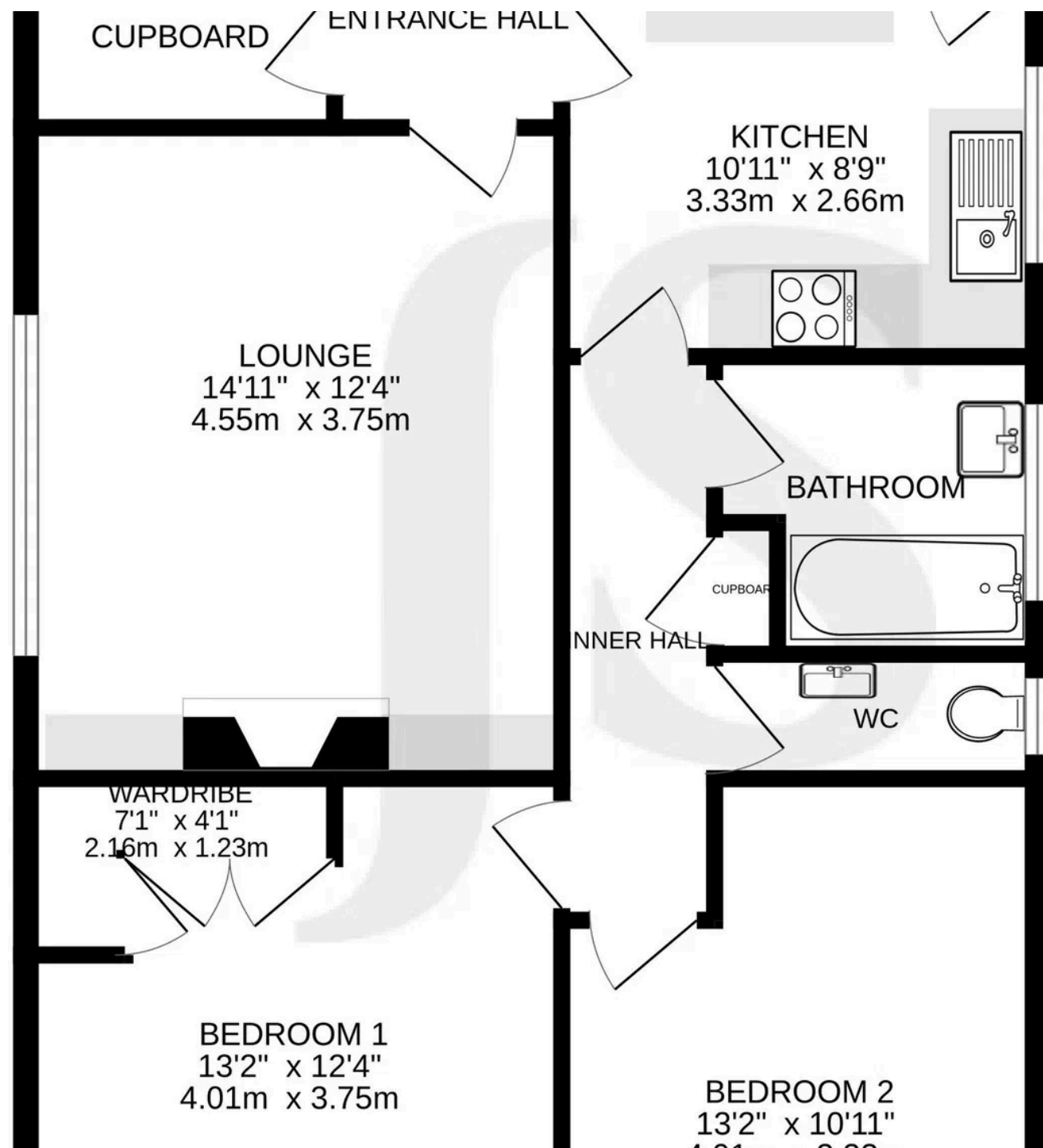
EXTERNAL

Downview Court is set on a large plot with beautifully kept communal gardens to the front and rear of the building; there is a sunken seating area and communal herb garden to the rear. Non allocated parking situated to the front of the property. The property benefits from a garage located in the compound. The property has recently had the roof replaced, new gas fired boiler for the whole building and recently re decorated and re carpeted throughout the communal hallways.

SITUATED

Nestled in the sought-after West End of Worthing town centre, this property enjoys a prime location just off Grand Avenue, approximately 500 yards from the picturesque seafront. Excellent transport links are close by, with bus routes running along Grand Avenue and West Worthing train station located just 0.6 miles away at the top of Downview Road. Everyday amenities are within easy reach, with convenience stores on nearby Heene Road and the vibrant West Worthing high street also just 0.6 miles away.





Property Details:

Floor area (as quoted by EPC: TBC

Tenure: Leasehold & Share of Freehold

Council tax band:

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.