



Bayside Apartments | Brighton Road | Worthing | BN11 2FL  
£400,000



Jacobs Steel are excited to offer for sale this luxurious seafront apartment located in the extremely sought after 'Bayside Apartments' that was developed in 2021 by local builders 'Roffey Homes', and overall winner of the 2023 Building Beauty Awards. The apartment boasts an expensive open plan living space, stylish kitchen, two double bedrooms, luxury family bathroom suite and matching en-suite shower room. In addition, there is a balcony providing sea views and allocated parking, alongside plenty of communal facilities including a private health club and concierge service.



## Key Features

- Prestigious Seafront Development with existing NHBC Warranty
- Luxurious Second Floor Apartment With Concierge Service
- Open Plan Living Space
- Spacious Kitchen With High End Appliances
- Two Double Bedrooms
- Stylish Bathroom And Matching En-Suite
- Juliette Balcony Offering Sea Views
- Communal Health Club Including Heated Swimming Pool And Gym
- Secure Underground Allocated Parking Space
- Vendor Suited



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Enter through the bright building entrance and head towards the high speed lifts which transport you to the second floor, where the entrance to this apartment leads you through to a welcoming entrance hallway providing access to all rooms and two large built in storage cupboards, one of which doubles as a utility area. The expansive open plan living space measures an impressive 19'00" x 19'10" and benefits from an abundance of light through floor to ceiling 'tilt and turn' glass doors which lead out to the balcony. This room seamlessly blends into the heart of the apartment, a sleek and stylish kitchen that comes well equipped with Paula Rosa cabinets and matching stone composite worksurfaces. Increasing both the aesthetic and practicality is an array of high end 'AEG' integrated appliances including an eye level double oven, hob, fridge-freezer and a dishwasher. The two double bedrooms are both graced by floor to ceiling windows, yet again flooding the room with light, and are fitted with glass fronted wardrobes, to aid the sleek surroundings that the development has to offer. A matching family shower room and en-suite bathroom are fitted with 'Roca' sanitary ware and alongside mirrored cabinets to add to the vast amount of storage.

### EXTERNAL & COMMUNAL

Accessed from the living room of the apartment is the East facing Juliette balcony which measures 20' in length and offers views of the English Channel. One vehicle can be kept securely underground with one allocated parking space and a concierge service tends to the needs of the residents, both adding to the convenience and luxury of day to day living. A health club can be found on site for the exclusive use of Bayside residents and includes a heated swimming pool with ambient lighting and views of the English Channel, alongside a gym, sauna and steam room - the perfect way to relax in a picturesque coastal setting.

Council Tax Band: D

Tenure: Leasehold

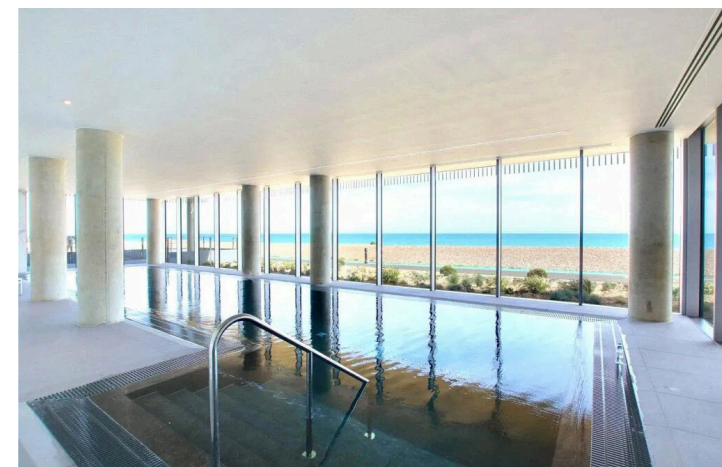
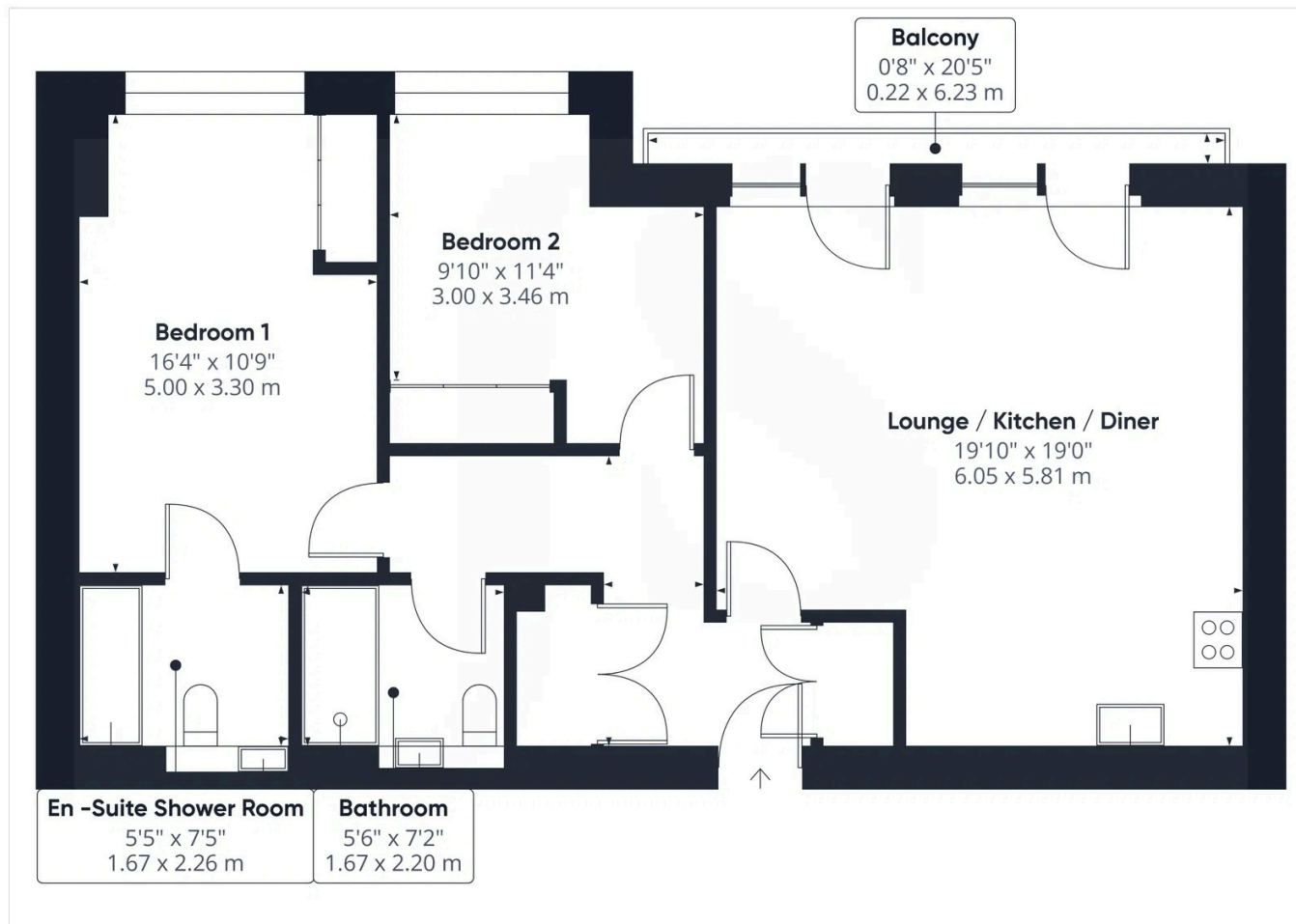
Lease length : 121 years of 125 years remaining

Service Charge: £4841.52 pa

Ground rent: £250 pa

NHBC Warranty: 6 years of the 10 years remaining as of February 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Property Details:

Floor area \*as quoted by EPC: 853 SqFt

Tenure: Leasehold

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.