



Wisley Court, West Avenue, Worthing, BN11 5LY

Guide Price £300,000





We are delighted to present this fully refurbished top-floor apartment, finished to an exceptional standard. This stylish home features a striking doorway, two spacious double bedrooms, and a contemporary open-plan kitchen/living space with a dedicated dining area. The property also benefits from a sleek ensuite shower room and a modern main bathroom. Additional features include underfloor heating throughout, private garage, three storage cupboards, extended lease upon completion and a highly convenient location within easy reach of local shopping facilities, bus routes, and Worthing Seafront.



## Key Features

- Well Presented Top Floor Apartment With Unique Features
- Two Double Bedrooms
- Modern Bathroom & En Suite Shower Room
- Open Plan Kitchen/ Living/ Dining Space
- Finished To An Exceptional Standard
- Three Storage Cupboards
- Underfloor Heating & Solid Oak



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal front door with security entry phone system with both stairs and a passenger lift providing access to the top floor. The front door opens into a spacious entrance hall which offers convenient access to a storage cupboard, all rooms and an intriguing feature: a sliding wall with integrated lighting that unveils a secret circular doorway leading into the expansive open-plan kitchen, living, and dining area. The open-plan living space exudes warmth and charm, with the kitchen designed to impress. It boasts sleek wall and base units topped with elegant quartz work surfaces, complemented by top-of-the-line NEFF appliances, including a double oven with convection microwave, four-ring induction hob and a large sink. There's ample room for a washing machine, dishwasher and an American-style fridge/freezer, along with two pull-out full-length larder cupboards for added convenience. A breakfast bar provides additional seating, while the open space easily accommodates both a dining table and living furniture. An alcove in the living area offers a perfect spot for extra storage. The property features two generously sized double bedrooms. The primary bedroom is a true retreat, complete with an abundance of built-in storage featuring black glass doors. The second bedroom benefits from an en suite shower room, cleverly designed with mirrored walls to enhance the sense of space. The en suite includes a modern shower, WC, and a bi-fold door.

The contemporary main bathroom is equally stylish, featuring a floating flush fittings including WC, bidet and a vanity wash hand basin with convenient drawers. The well-appointed mirror and shelving offer practical yet stylish storage. The walk-in wet room features a rainfall shower and a separate shower attachment, creating a luxurious and functional space. This property also boasts the added convenience of three generously sized storage cupboards, ideally located just beside the front door for easy access. Inside, you'll find the warmth and elegance of beautiful solid oak flooring, complemented by the comfort of underfloor heating that stretches throughout the entire home, creating a cozy and inviting atmosphere from every corner.

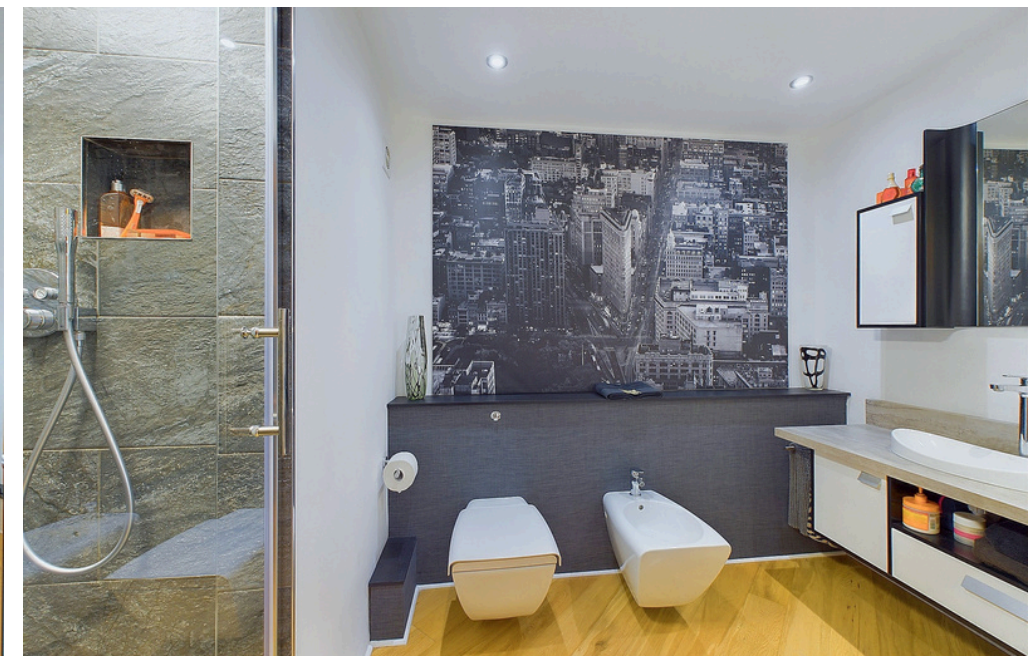
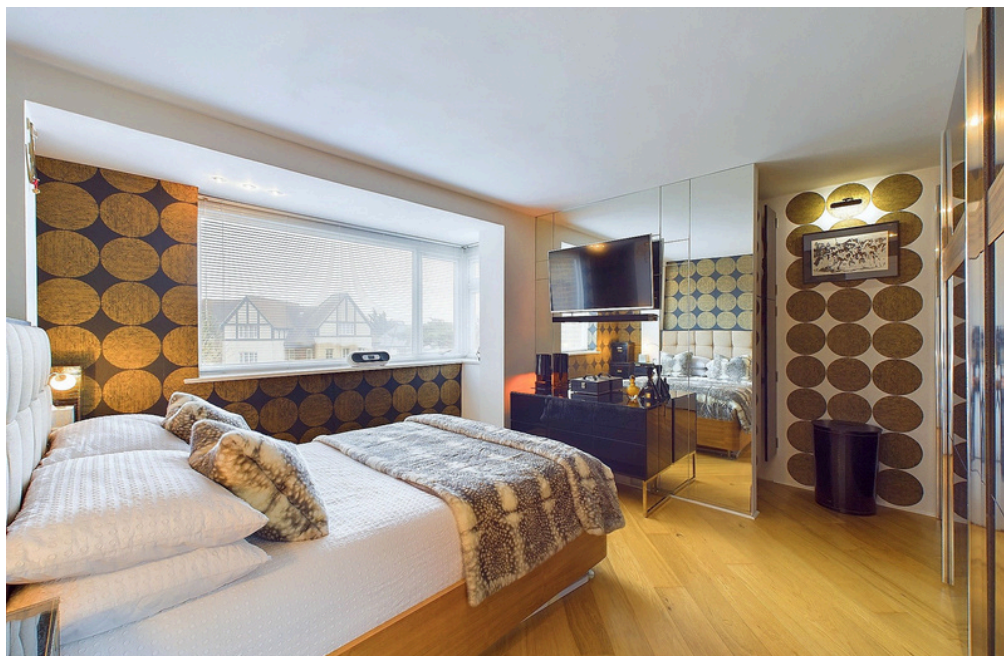
### EXTERNAL

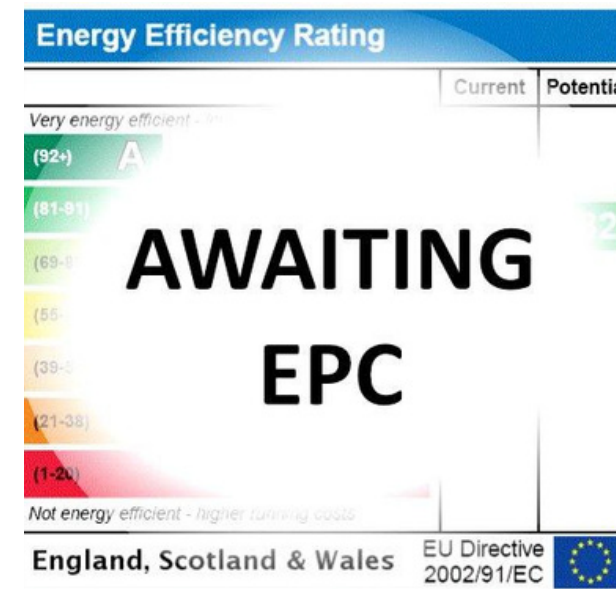
The apartment also benefits from a private garage located within the compound at the rear. The garage is equipped with an up-and-over door for ease of access. To the front of the property, there are visitor parking bays, while the communal gardens provide a peaceful outdoor space for residents to enjoy.

Service Charge: £2500 per annum

Ground Rent: £100 per annum

Lease: New 140 Year Lease on Completion





## Property Details:

Floor area (as quoted by EPC: TBC sqft)

Tenure: Leasehold

Council tax band: c

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.