



Camargue Court, 24, Downview Road, Worthing, BN11 4QH

Offers Over £285,000



We are delighted to bring to the market this well-presented first-floor apartment. The property offers two double bedrooms, a dual-aspect lounge/dining room, modern re-fitted kitchen and a contemporary shower room. Further benefits include a west-facing balcony, well-maintained communal gardens and a garage.



## Key Features

- First Floor Apartment
- Two Double Bedrooms
- Dual Aspect Lounge/ Dining Room
- Modern Re- Fitted Kitchen
- Modern Shower Room
- West Facing Balcony
- Communal Gardens
- Garage in Compound
- Visitor Parking
- Long Lease



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Accessed via a communal entrance with a secure entry phone system, the building offers both stairs and a lift leading to the first floor. The front door opens into a well-presented apartment with access to multiple generous storage cupboards. The spacious lounge/dining room is bright and airy, benefiting from dual-aspect windows and an open layout that flows seamlessly into the modern kitchen. There is ample space for a dining table and chairs, as well as access to a west-facing balcony via sliding doors, perfect for enjoying the afternoon sun. The contemporary kitchen is fitted with sleek white wall and base units, a built-in eye-level oven, space and plumbing for a washing machine, and room for a fridge/freezer. A sink with drainer and additional dual-aspect windows add both function and light. The property comprises two double bedrooms. Bedroom one features two built-in double wardrobes, while bedroom two includes one built-in double wardrobe, providing excellent storage throughout. The modern shower room is fitted with a walk-in shower cubicle with glass surround, a vanity unit with wash hand basin, a concealed WC and an illuminated mirror. Additionally, the apartment includes a versatile extra room, currently used as a study, ideal for working from home or as a hobby space.

### EXTERNAL

The apartment boasts a west-facing balcony with views over the front of the development, providing a lovely spot for outdoor seating and potted plants. Residents also enjoy access to beautifully maintained communal gardens, a peaceful retreat perfect for relaxing or socialising outdoors. The property includes a garage located at the rear of the development, featuring an up-and-over door, along with convenient visitor parking nearby.

### SITUATED

on Downview Road, the development is positioned 0.3 miles to West Worthing train station. Bus stops run along close by Mill Road and local shops, banks and eateries can be found of the West Worthing high street approximately 0.5 miles away. Worthing town centre with its seafront, comprehensive shops, restaurants and theatres is approximately 1 mile away.

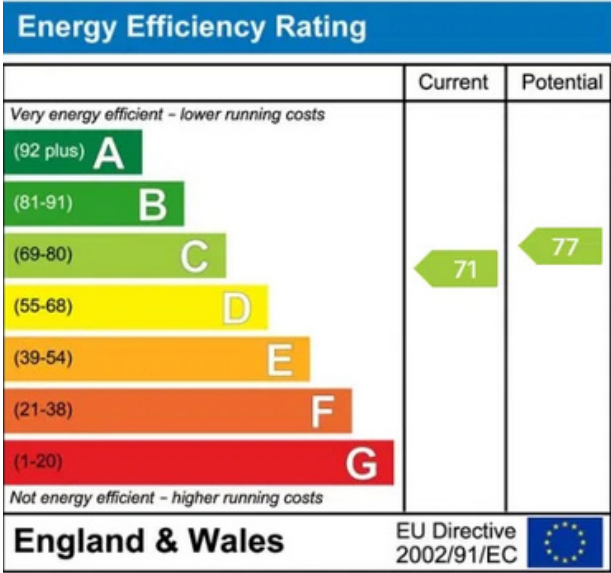
### TENURE

Service Charge: £2100 per annum including ground rent.

Lease: Remainder of 147 year lease



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area (as quoted by EPC: 83 sqm)

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.