



Winslar, 1 Ladybower Road, Worthing, BN13 3NU

Guide Price £280,000



We are delighted to offer to the market the opportunity to purchase a newly built apartment. The property offers two bedrooms, modern fitted kitchen, open plan living space, bathroom and en suite shower room. The apartment benefits from an allocated parking space with EV charging point.



Key Features

- Second Floor Apartment
- Two Bedrooms
- Bathroom & En Suite Shower Room
- Allocated Parking Space with EV Charging Point
- South Facing Balcony
- Modern Kitchen Integrated Appliances
- Open Plan Living Space
- Ample Storage



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Accessed via a communal front door with a secure entry phone system, the building offers both stairs and a lift to the second floor. Upon entering the apartment, you are welcomed into a beautifully presented open-plan kitchen/living area, offering ample space for a dining table. The living area features a stylish fitted TV unit with an electric fireplace beneath—this can remain, subject to separate negotiation. A door leads out onto a south-facing balcony, perfect for enjoying the sun throughout the day. The modern kitchen is fitted with sleek units and integrated appliances, including a dishwasher, washing machine, fridge/freezer, electric hob, built-in oven, and sink with drainer. The current owners have thoughtfully added custom-made cupboards in the entrance hall, providing excellent storage, alongside two generously sized storage cupboards—one housing a tumble dryer and shelving. The guest bathroom comprises a panelled bath with shower over and glass screen, wash hand basin, and WC. The primary bedroom enjoys a peaceful outlook over the lake and features sliding wardrobes (included in the sale) and access to an en suite shower room with shower cubicle, wash hand basin, and WC.

A second double bedroom also benefits from sliding wardrobes, which can be included at an additional cost. Further features of the property include triple glazing and an air source heat pump, ensuring excellent energy efficiency and year-round comfort. The apartment also comes with peace of mind, boasting several warranties: nine years remaining on the white goods warranty and nine years left on the NHBC warranty.

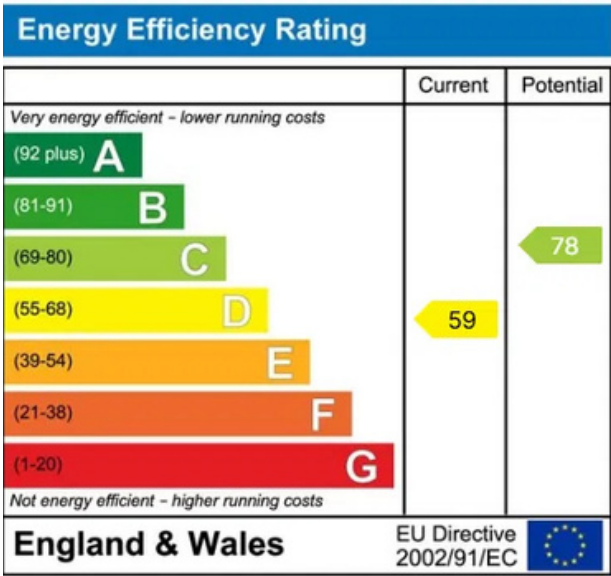
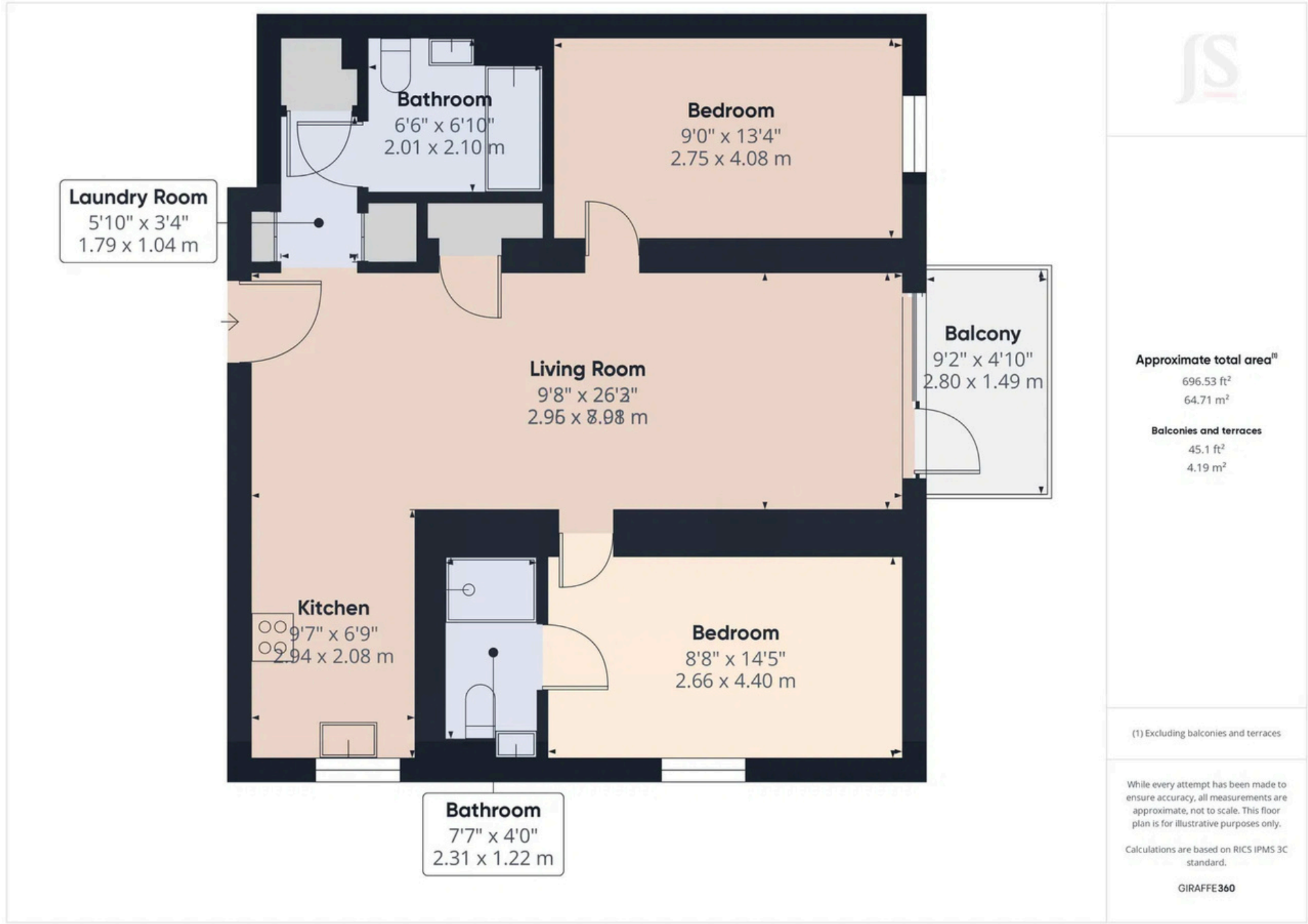
EXTERNAL

The property includes an allocated parking space (number 45), which is conveniently equipped with an EV charging point. The south-facing balcony provides space for outdoor seating and enjoys lovely views over the lake—ideal for relaxing or entertaining. The development itself offers well-maintained communal grounds and a children's play area, creating a welcoming environment for residents of all ages.

SITUATED

The property is situated just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.





Property Details:

Floor area (as quoted by EPC: 775 sqft

Tenure: Leasehold

Council tax band: b

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.