

Apartment 4, Calista, 26 West Parade, Worthing, BN11 3FR

Guide Price £500,000





We are proud to be offering the opportunity to purchase a luxury apartment situated in the highly sought after Calista development on Worthing Sea Front. The apartment offers two double bedrooms, en-suite shower room, separate W/C, open plan lounge/ dining room with sea views and a modern fitted kitchen. The property features a private patio. The apartment also offers one allocated parking space.



## Key Features

- Ground Floor Luxury Seafront Apartment
- Two Double Bedrooms
- Open Plan Dual Aspect Lounge/ Diner
- Modern Fitted Kitchen With Integrated Appliances
- Peaceful spacious private patio
- One Allocated Parking Space
- Under Floor Heating Throughout
- Utility Room



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Entry through a secure video entry phone system, this beautifully presented ground floor apartment is accessed via a well-maintained communal entrance and offers spacious, contemporary living by the coast.

A private front door leads into a generous entrance hall with access to all rooms. The impressive open-plan living and dining room is filled with natural light. Double-glazed sliding doors open onto a west-facing Juliet balcony, enjoying views across the Worthing seafront.

The modern fitted kitchen is well-appointed with a range of units, a 1½ bowl sink and drainer, built-in dual-compartment recycling bin concealed within a base unit, integrated AEG appliances including a dishwasher, fridge/freezer, double oven with microwave function and induction hob.

Off the hallway, there is a useful utility/storage cupboard with plumbing and space for a washing machine.

The main bedroom benefits from a fitted wardrobe with soft-close doors. The second bedroom also features a built-in wardrobe with soft-close doors and direct access to the stylish Jack and Jill en suite bathroom, which is fully tiled and comprises a walk-in shower with a large rainfall shower head, additional handheld shower and glass screen, a bath with handheld shower attachment, WC, wash hand basin and mirrored cabinet.

### EXTERNAL

The property boasts a peaceful spacious private patio. It also benefits from an allocated parking space. Residents can enjoy access to beautifully landscaped communal gardens, which are immaculately maintained.

### SITUATED

On West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile or on Goring Road just under a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three quarters of a mile away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby on Grand Avenue or West Parade.

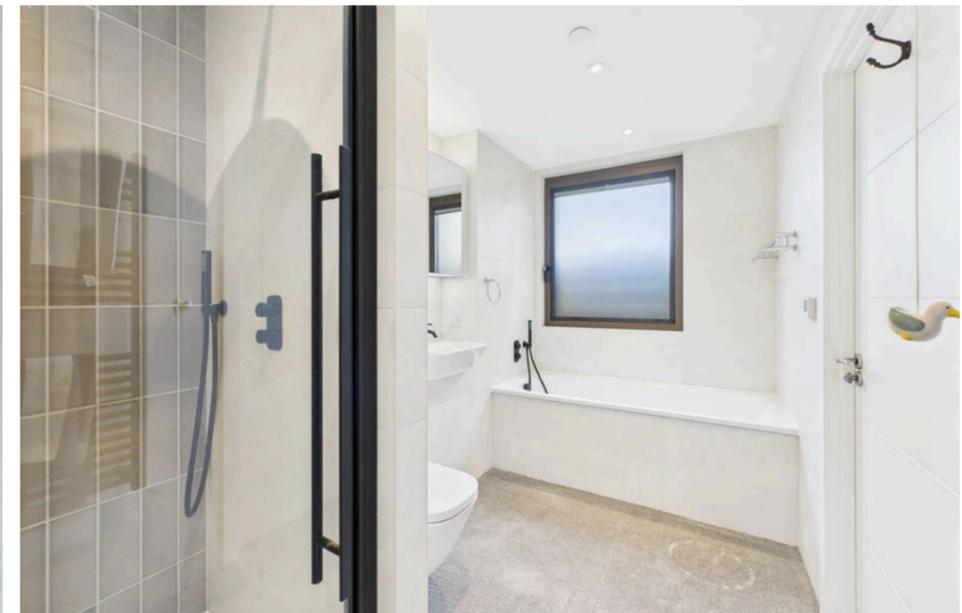
### TENURE

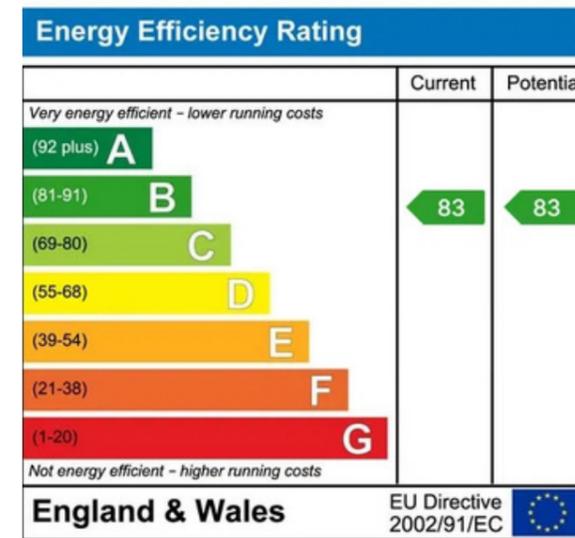
Length of lease: 148 years.

Annual service charge: £3,253.08 per year

Council tax band: C

No Ground Rent





## Property Details:

Floor area (as quoted by EPC: 85 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.