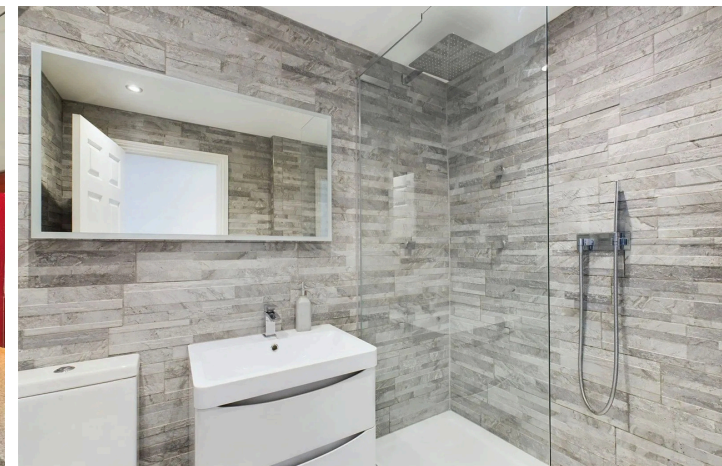
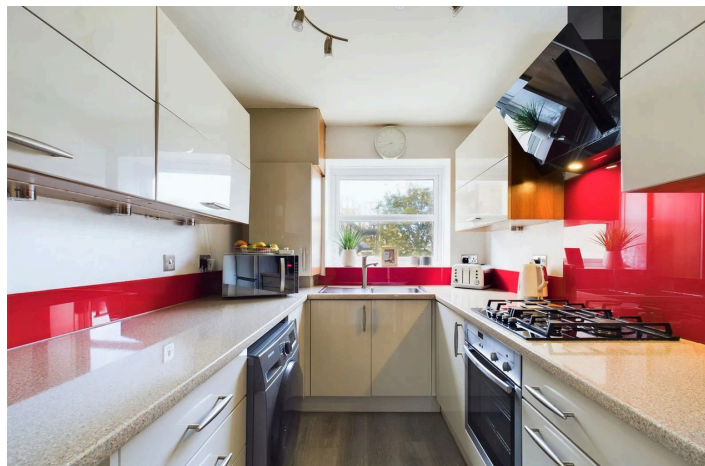




Augusta House | Augusta Place | Worthing | BN11 3PY  
Guide Price £400,000



Jacobs Steel are delighted to offer for sale this beautifully presented two double bedroom apartment on Worthing seafront, featuring a spacious open-plan lounge/diner, modern kitchen, contemporary shower room, separate W/C, and a south-facing balcony with direct sea views. Additional benefits include an allocated parking space, long lease, and a sale with no ongoing chain.



## Key Features

- Second Floor Purpose Built Apartment
- Uninterrupted Sea Views
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Lounge/Diner
- Luxurious Shower Room And Separate W.C
- Private South Facing Balcony
- Long Lease And No Onward Chain
- Allocated Parking Space
- Close To Town, Cafes, Restaurants And Transport Links



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

This immaculately presented second-floor apartment is set within a highly desirable residential development on Worthing seafront. Accessed via a welcoming communal hallway with secure telephone entry and a passenger lift to all floors, the property opens into a private hallway with a handy storage cupboard—ideal for coats and shoes. To the front of the apartment is a generous open-plan lounge/diner measuring 25'11" x 14'0", featuring double-glazed sliding doors leading out to a private south-facing balcony with direct views of the English Channel. The lounge is bright and airy, finished with stylish grey wood-effect laminate flooring and crisp white walls. The main bedroom, located at the rear, is a spacious 15'0" x 12'1" and benefits from dual-aspect windows on the west and north elevations, and a mirrored fitted wardrobe, allowing natural light to flood in. The second double bedroom measures 10'11" x 10'3" and also includes a fitted wardrobe. The modern kitchen features cream glass wall and base units with an integrated oven, hob, and fridge-freezer, as well as space and provisions for a washing machine. The luxurious shower room offers a walk-in shower, wash hand basin, and low level w.c, finished with grey slate-effect tiles. A separate W/C provides additional convenience to the home.

### EXTERNAL

Located at the rear of the development, the apartment benefits from an allocated parking space within a covered carport. From the open-plan lounge/diner, sliding patio doors lead out to a stunning private balcony offering beautiful, uninterrupted views of the English Channel.

### LOCATION

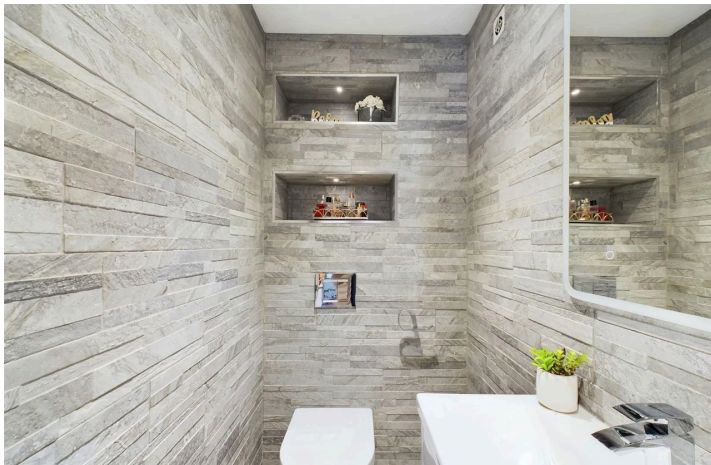
Situated directly on Worthing seafront and less than 100 metres away from the town centre, this highly desirable location allows for easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 50 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is approximately 0.6 miles away and offers links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Tenure: Leasehold

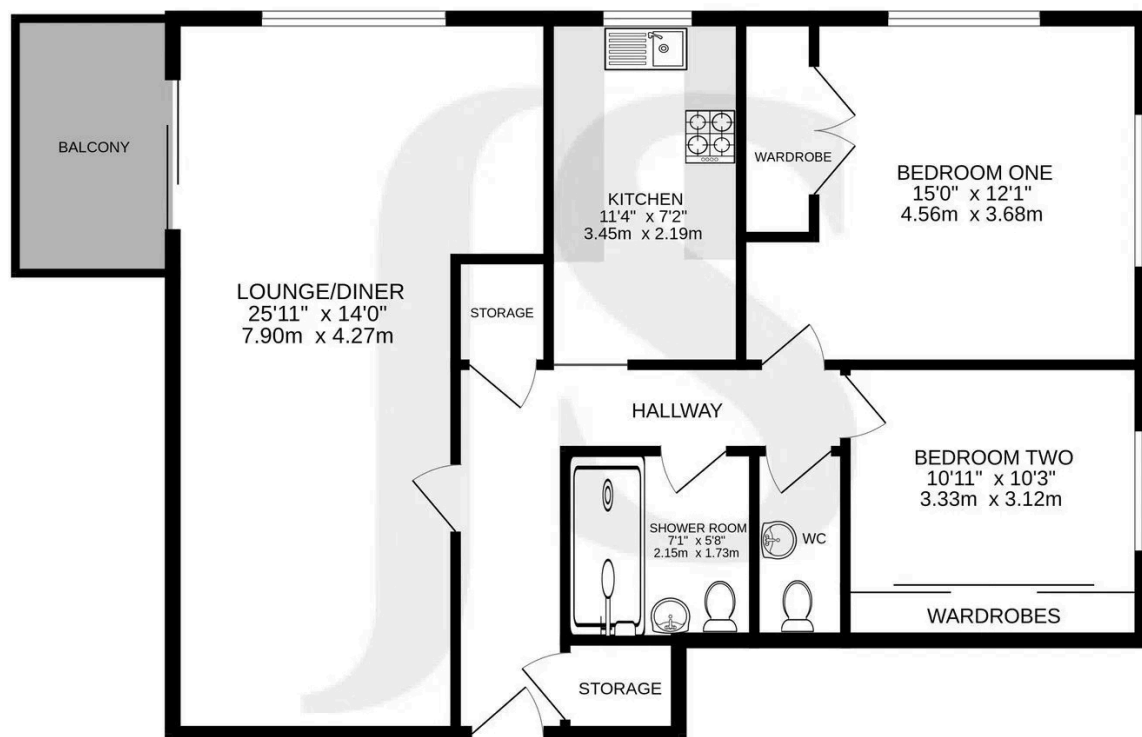
Lease Length: 131 years remaining (expires 25/12/2156)

Maintenance: £4000 Per Annum

Council Tax Band D

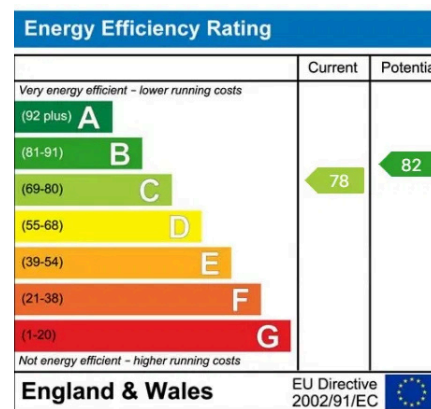
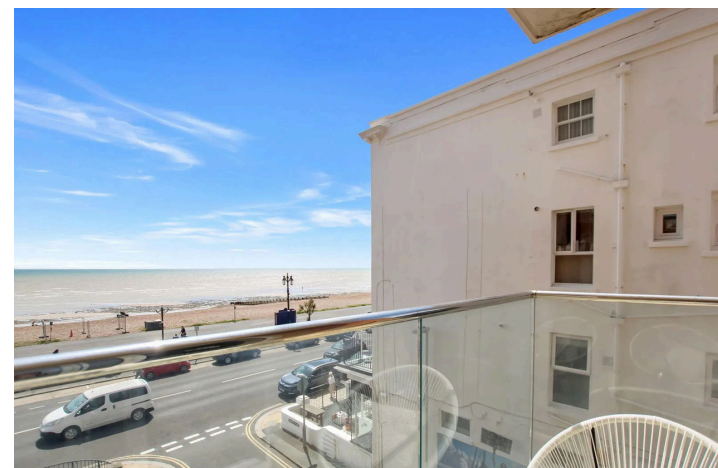


## SECOND FLOOR 905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor area \*as quoted by Floorplan:

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.