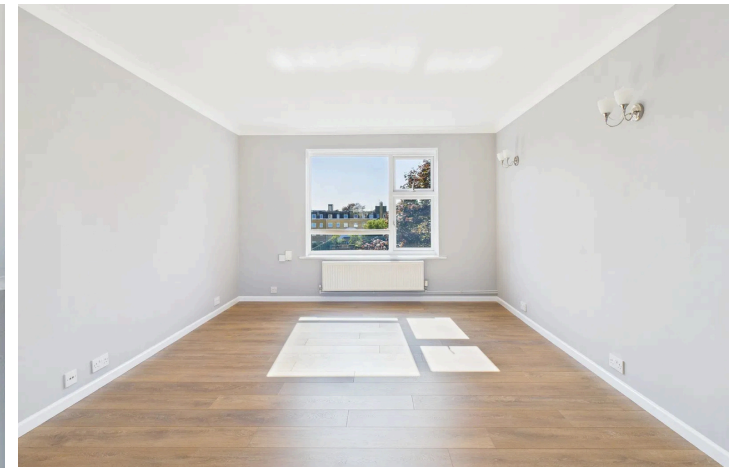
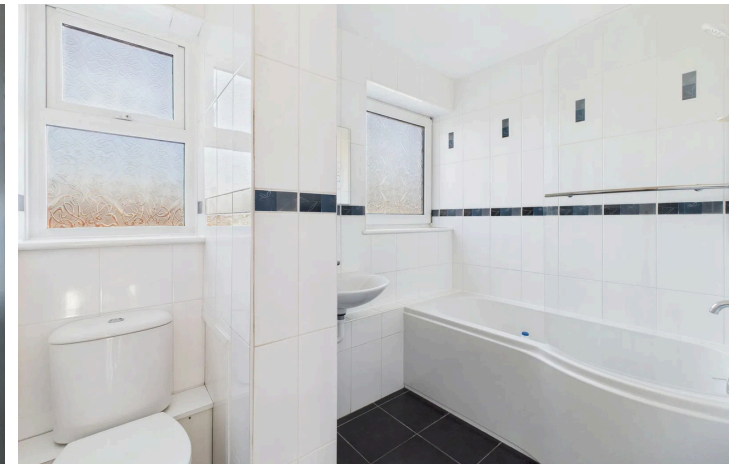




Westbrooke Court | Crescent Road | Worthing | BN11 1RG
£270,000



Jacobs Steel are thrilled to present this beautifully renovated and deceptively spacious three-bedroom apartment, located on the third floor of a highly sought-after purpose-built development in the heart of Worthing Town Centre. Perfectly positioned just moments from a wide range of shops, cafés, restaurants, and the mainline train station, this property offers the ultimate in convenient, coastal town living. Having recently undergone a tasteful renovation, the apartment boasts a generously sized dual-aspect lounge/dining room, a fitted kitchen, three well-proportioned bedrooms, and a stylish contemporary bathroom suite. Outside, residents can enjoy the beautifully maintained communal gardens, as well as the benefit of unallocated residents' parking and a private garage—ideal for additional storage or secure parking. Offered to the market with no onward chain, this impressive apartment is an ideal choice for both homebuyers and investors alike.



Key Features

- Sought-After Third Floor Apartment
- Three Bedrooms
- Large Dual Aspect Lounge/Diner
- Refurbished Throughout
- Passenger Lift Available
- Well Maintained Communal Gardens
- Unallocated Parking
- Garage
- Close To Town Centre Shops, Transports Links and Amenities
- No Ongoing Chain



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Access to the development is via a secure entry phone system, which leads into a well-maintained communal hallway with both a passenger lift and stair access to all floors. Located on the third floor, the apartment's private front door opens into a spacious entrance hall, featuring multiple built-in storage cupboards and providing access to all principal rooms. To the rear of the property, you'll find a bright and generously proportioned dual-aspect living/dining room measuring an impressive 24'2" x 11'11"—offering ample space for both lounge and dining furniture, perfect for relaxing or entertaining. The main bedroom is a well-sized 11'9" x 10'3", easily accommodating a large double bed along with additional freestanding furniture. Positioned opposite, the second bedroom is similarly spacious and can also house a double bed comfortably; both bedrooms benefit from built-in wardrobes, adding practicality and storage. The kitchen has been stylishly fitted with a range of white shaker-style wall and base units, complemented by dark laminate worktops, creating a sleek and modern finish. The bathroom features a contemporary white suite comprising a panelled bath with shower over, low-level WC, and wash basin—offering a clean and functional space.

EXTERNAL

Beautifully landscaped communal gardens envelop the development, featuring lush lawns and vibrant, well-tended flower beds that offer a picturesque setting. A garage is conveniently situated within the compound, and residents can also enjoy the benefit of unallocated parking available on a first-come, first-served basis.

LOCATION

Situated In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found less than 500 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 less than 1km and offers links to both London and Brighton.

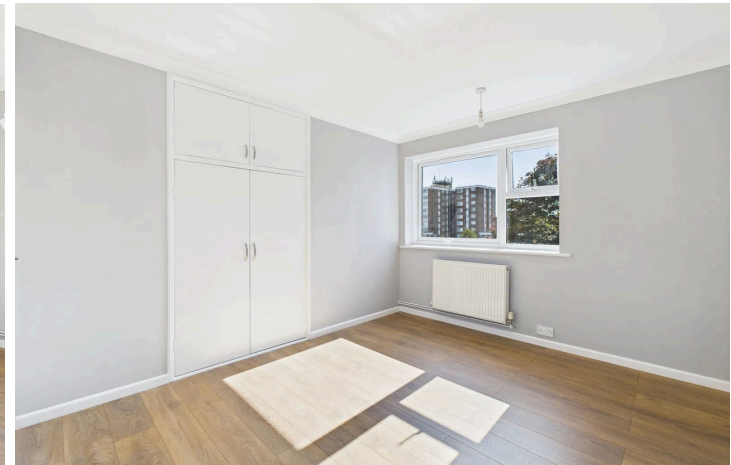
Tenure: Leasehold

Lease Length: 96 years Remaining

Maintenance: £1768.91 Per Annum

Ground Rent: £200 Per Annum

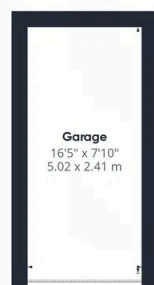
Council Tax Band B



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor Building 1



Ground Floor Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property Details:

Floor area *as quoted by floorplan:

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.