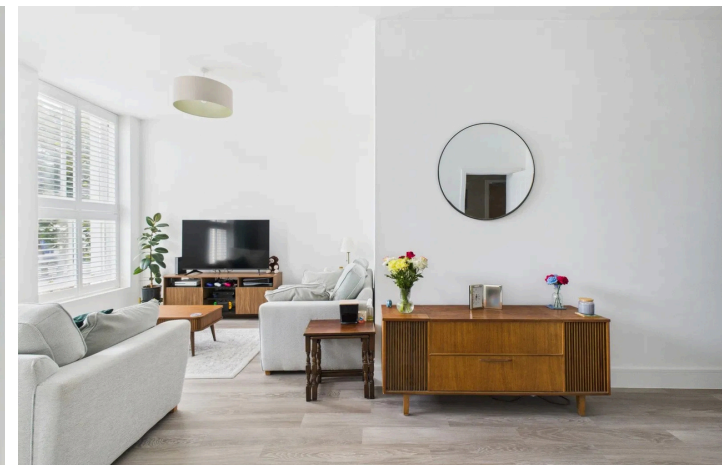


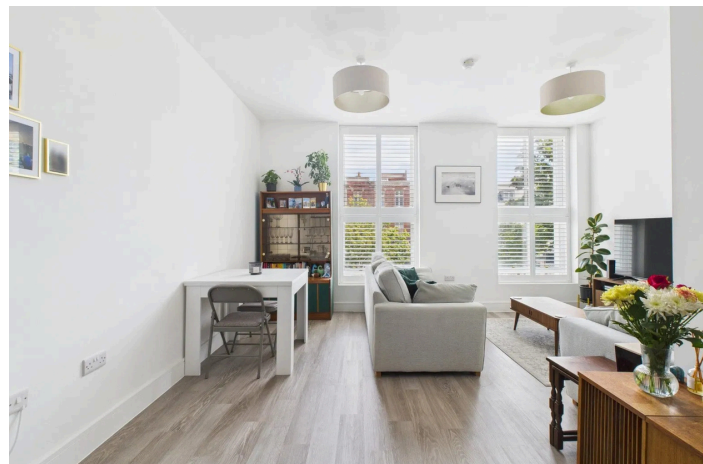


South Street | Worthing | BN11 3AW  
Guide Price £250,000





Jacobs Steel are delighted to present this beautifully appointed first-floor apartment, perfectly positioned in the vibrant heart of Worthing town centre. With an array of shops, bars, and restaurants quite literally on the doorstep, and the seafront just 200 yards away, this property offers the ultimate in convenient coastal living. Part of an exclusive development of 21 luxury apartments, the home features a bright and spacious open-plan lounge/dining area with a sleek fitted kitchen, two bedrooms, and a contemporary family bathroom with underfloor heating. Additional benefits include a long lease, passenger lift access, and the remainder of an insurance-backed building guarantee.





## Key Features

- Luxurious First Floor Apartment
- Modern Open Plan Living Space
- Stylish Kitchen With Integrated Appliances
- Sleek Bathroom Suite With Underfloor Heating
- Two Double Bedrooms
- Large Sash Windows And Tall Ceilings
- Within Eye Sight Of Eateries, Cafes And Seafront
- Remainder Of A 999 Year Lease
- Passenger Lift
- Remainder Of An Insurance Backed Building Warranty



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Access is via a secure communal door, opening into a well-maintained entrance hall with both stairs and a passenger lift to all floors. Stepping into the apartment, you are greeted by a spacious hallway, enhanced by attractive wooden wall panelling, and fitted with a modern video entry phone for security and convenience. The heart of the home is the impressive open-plan living area, thoughtfully arranged in an 'L' shape to create three distinct yet connected zones: a comfortable lounge, a bright dining area, and a sleek kitchen. Tall sash windows allow an abundance of natural light to stream in, creating a warm and inviting atmosphere that's equally suited to relaxed evenings or lively gatherings with friends. The kitchen is a real showpiece, fitted with matte black, handleless wall and base cabinets paired with matching work surfaces for a sophisticated, seamless finish. Practicality meets style with integrated appliances including an oven, hob, washing machine, dishwasher, and fridge freezer. A useful storage cupboard provides additional space and houses the hot water cylinder. The bathroom continues the modern theme, featuring a contemporary three-piece suite with a bath and shower over, a concealed cistern WC, and a wash hand basin set within a vanity unit for added storage. Underfloor heating and a heated towel rail complete the luxurious feel. Both double bedrooms are positioned at the front of the apartment with the master having bespoke cabinets and shelves and both boasting tall sash windows to maximise light. These versatile rooms are perfect as restful retreats, guest accommodation, or even a stylish home office.

### CHARGES

Tenure Leasehold

Lease Length - remainder of a 999 year lease (expires 28/10/3018)

Maintenance £2,450 per annum

Ground Rent - Peppercorn

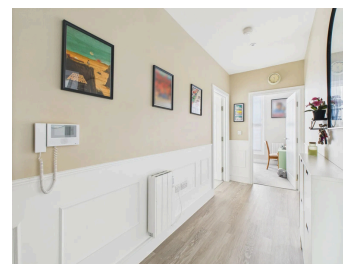
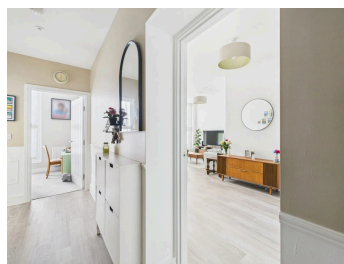
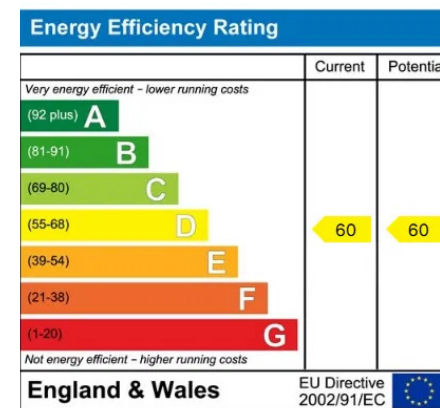
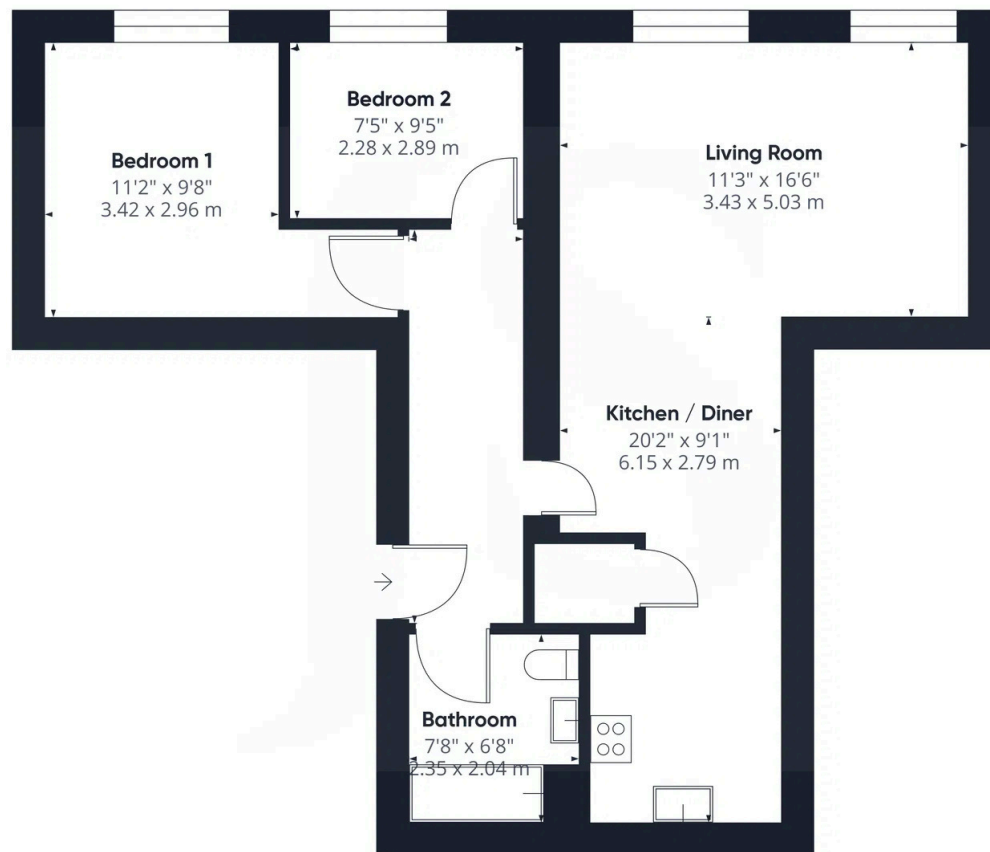
Council Tax Band B

### LOCATION

Situated In the heart of Worthing town centre less than 150 metres from Worthing Seafront and positioned with restaurants, bars and cafes on your doorstep, this flat offers the epitome of modern town centre living. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## 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.