



Capelia House | West Parade | Worthing | BN11 3RB
Offers Over £365,000



We are delighted to offer for sale this fifth floor seafront apartment situated on popular West Parade within easy reach of Worthing town centre. The property offers two bedrooms, bathroom & ensuite shower room, good size lounge/ dining room and fitted kitchen. The apartment also boasts a south facing balcony with spectacular sea views and a garage.



Key Features

- Fifth Floor Seafront Apartment
- Two Bedrooms
- Good Size Lounge/ Dining Room with Direct Seaviews
- South Facing Balcony
- Primary Bedroom with Ensuite Shower Room
- Fitted Kitchen
- Garage In Compound
- Chain Free
- Long Lease & Share Of Freehold



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

A communal front door leads to the communal entrance hall with stairs and passenger lift to the fifth floor. The private front door opens to the entrance hallway with access to all rooms and access to the airing cupboard and a small storage cupboard as you enter the apartment. The apartment offers a good size lounge/ dining room which has direct sea views and access to the south facing balcony. The fitted kitchen comprises of wall and base units with integrated fridge/freezer, dishwasher, space and plumbing for washing machine, built in eye level oven, built in microwave, electric hob, sink and drainer. The primary bedroom benefits from built in wardrobes and access to the en suite shower room. Bedroom two benefits from built in wardrobes. The bathroom comprises of panelled bath with shower above, glass screen, wash hand basin and WC.

EXTERNAL

To the front of this development are beautifully kept mature communal gardens with a number of seating areas. In addition to the substantial communal and visitor parking, in a block to the rear of the building, the property has allocated a brick built garage complete with power and lighting.

LOCATION

On West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile. 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.

**TENURE Leasehold Service Charge: £3025 per annum
Lease & Share Of Freehold : Approx. 983 years remaining**

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER

KITCHEN

BEDROOM ONE

ENSUITE SHOWER ROOM

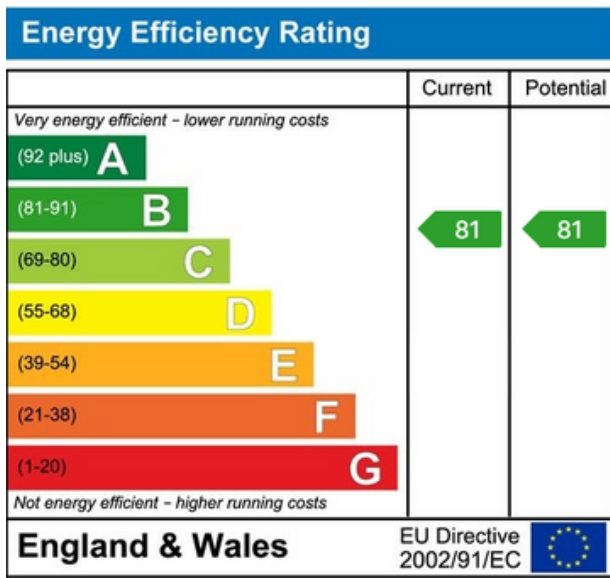
BEDROOM TWO 1

BATHROOM

SOUTH FACING BALCONY

GARAGE IN COMPOUND





Property Details:

Floor area (as quoted by EPC: 85 sqm)

Tenure: Share of Freehold & Leasehold

Council tax band: E

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.