



21 Westminster Court Brighton Road, Worthing, BN11 2EQ  
Guide Price £220,000





Delightful fifth floor purpose built apartment with south facing balcony and garage, having superb sea and direct sea views. Situated within a few hundred yards of Worthing seafront and promenade, with local shops and Worthing town centre close by the accommodation comprises: entrance hall, dual aspect lounge/diner, south facing balcony, kitchen, two double bedrooms and bathroom/WC. The property benefits from high speed passenger lift and double glazed windows. Externally there is a brick built garage in compound at the rear of the property and pleasant lawned communal gardens. CHAIN FREE.

- Central Worthing Location
- Garage
- Private South Facing Balcony
- Direct Sea Views
- Two Double Bedrooms
- Lounge/Dining Room
- Residents Parking
- Close To Local Shops & Ammenties
- 50 Yards From Worthing Seafront
- Passenger Lift









### Communal Entrance

Stairs or passenger lift to:

### Fifth Floor

Private door to:

### Entrance Hall

Two double width storage cupboards with shelving and hanging rail. Further single storage cupboard with shelving. Telephone entry system.

### Living/Dining Room

4.93m x 3.61m (16'2 x 11'10)

Dual aspect South/West. Electric panelled radiator. Double glazed window. Double glazed French doors leading to:

### South Facing Balcony

Stunning sea views. Space for table and chairs. South Facing.

### Kitchen

3.18m x 2.46m (10'5 x 8'1)

Roll edge work surface having inset 1 1/2 composite sink with mixer tap and draining board. Four ring gas hob with fitted oven below. Space for fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Larder cupboard with shelving and housing hot water tank. Double glazed window with direct sea views.

### Bedroom One

4.17m x 3.33m (13'8 x 10'11)

Double glazed window. Built in double wardrobe with shelving and hanging rail.

### Bedroom Two

3.61m x 3.43m (11'10 x 11'3)

Double glazed window. Electric panelled radiator.

### Bathroom/WC

Tiled walls. Paneled bath with mixer tap and separate handheld attachment. Vanity unit with wash hand basin and cupboard below. Close coupled wc. Shaving socket.

### Garage

Located in compound. Brick built. Up and over door.

### Residents Parking

Parking on a first come first, serve basis.

### Tenure & Lease Information

Tenure: Share of Freehold

Length of lease: Remainder of 999 year lease.

Annual service charge: £1695 every 6 months (inclusive of water rates)

Service charge review period: TBC by vendor

Annual ground rent: Nil

Ground rent review period: TBC by vendor

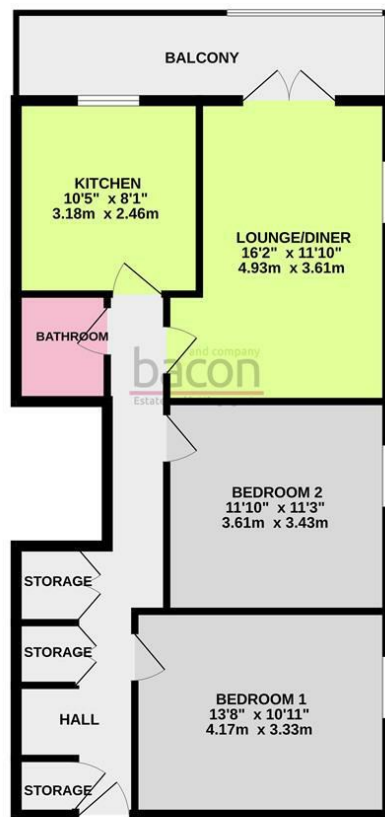
Council tax band: Band B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



FIFTH FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk