



16 Calista, Worthing, BN11 3FR

Price £500,000

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This exceptional two-bedroom luxury seafront apartment is located in the highly sought-after 'Calista' development, offering a West aspect balcony with breathtaking sea views. Situated at the corner of Grand Avenue and the seafront promenade in the desirable West Worthing area, the apartment was built by the award-winning Roffey Homes in 2022. The accommodation includes an entrance hall, a spacious living room, modern kitchen with AEG integrated appliances, West aspect balcony, laundry room, main bedroom with a Jack and Jill bath/shower room/Wc, second double bedroom, and a stylish cloakroom WC. Additional features include a lockable storage cupboard in basement, underfloor heating and double glazing. Externally, the property benefits from an allocated parking space and beautifully landscaped communal gardens.

- Seafront Apartment
- Roffey Homes Built 2022
- West Balcony / Sea Views
- Two Double Bedrooms
- Allocated Parking Space
- Chain Free
- Kitchen with AEG Appliances
- Bath/Shower rm/Wc & Sep Wc





Communal Entrance

Lifts to all floors

Second Floor

Private front door opening to

Entrance Hall

LVT flooring. Video entry phone control system. Under floor heating control panel. Inset spotlights.

Cloakroom/Wc

Features include modern black fittings. Tiled floor and walls. Vanity surface with inset sink and concealed cistern Wc. Wall mounted towel radiator. Under floor heating control panel. Inset spotlights.

Living Room

6.46 x 4.19 (21'2" x 13'8")

LVT flooring. Dual aspect with double glazed frosted glass window to side and sliding door to Westerly aspect opening to private balcony. Opens to kitchen. Under floor heating control panel

Balcony

With sea views and benefitting from the sought after westerly aspect. Tiled floor and glass surround.

Kitchen

3.17 x 2.49 (10'4" x 8'2")

A beautifully presented high finish kitchen with stone worktop with inset stainless steel dual sink with mixer tap. The base and wall cupboards are dual tone adding to the high finish look. Integrated appliances include AEG induction hob with concealed extractor, oven, grill, fridge, freezer and dishwasher. Larder style cupboard housing wall mounted boiler. Built in under cupboard lighting. Double glazed window with fitted blind and rooftop and downland views. LVT flooring.

Laundry Room

Tiled floor. Space and plumbing for washing machine. Underfloor heating controls, clean air ventilation unit and RCD electric panel.

Bedroom One

4.77 max x 3.07 (15'7" max x 10'0")

Double glazed window with fitted blind and rooftop and downland views. Fitted double wardrobe with mirrored sliding doors. Under floor heating control panel. Door to jack and Jill bathroom.

Bath/Shower Room/Wc

3.15 x 1.67 (10'4" x 5'5")

Features include modern black fittings. Tiled floor and walls. Step in shower, bath with shower attachment, vanity surface with inset

sink and concealed cistern Wc. Wall mounted mirror cabinet with modern lighting. Wall mounted towel radiator. Under floor heating control panel. Inset spotlights.

Bedroom Two

Double glazed window with fitted blind and rooftop and downland views. Fitted double wardrobe with mirrored sliding doors. Under floor heating control panel.

Lockable Storage Cupboard

Walk in storage cupboard no. 1 situated in basement.

Communal Gardens

Landscaped and beautifully maintained surrounding the development.

Allocated Parking Space

Located to the side of the property, space No.16 (We have been advised by the owner the cables are in place for an EV car charging point)

Required Information

Length of lease: 149 years remaining

Annual service charge: £2370

Annual ground rent: £0

Council tax band: C

Draft version: 1

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



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

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.



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