



Flat 18 Seabright, West Parade, Worthing, BN11 3QR
Offers Over £350,000

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We are excited to present this exceptional fourth floor seafront apartment to the market. Internally, the property offers two spacious double bedrooms, a modern bathroom, and a separate WC. The fitted kitchen is well-designed, and the sizable lounge/diner features double-aspect windows that fill the space with natural light, showcasing stunning sea views. Externally, you'll find a private balcony with uninterrupted sea vistas. Additionally, the property benefits from a private garage and ample resident parking.

- Chain Free
- Fourth Floor
- South Facing Private Balcony
- Share Of Freehold
- Garage
- Sea Views
- Residents Parking
- Two Double Bedrooms





Entrance Hall

Floorboards throughout. Doors providing access to double storage cupboard.

Kitchen

3.1 x 2.2 (10'2" x 7'2")

Floorboards throughout. Roll edge work surfaces. A range of matching wall and base units. Integrated Oven with four ring induction hob and extractor fan above. Space for further appliances. Inset sink with drainer. Part tiled walls. Double glazed window.

Lounge/Diner

5.9 x 4 (19'4" x 13'1")

floorboards throughout. Two radiators. Four double glazed windows. Double Glazed door providing access to a private south facing balcony.



Bedroom 1

5 x 4.5 (16'4" x 14'9")

Floorboards throughout. Two Radiators. 3 double glazed windows. A range of built in wardrobes.

Bedroom 2

4.6 x 3.1 (15'1" x 10'2")

Floorboards throughout. Two built in double wardrobes. Radiator. Two double glazed windows.

Bathroom

Floorboards throughout. Inset vanity sink unit with storage cupboards below. Matching wash hand basin. Part tiled walls. Shower cubicle with glass screen protect. Heated towel rail.

Wc

floorboards throughout. Fully tiled walls. Low level inset toilet. Wash hand basin.

Outside:



Private Balcony

Uninterrupted sea views.

Private Garage

Access via up and over door.

Residents Parking

Ample residents parking.

Required Information

Length of lease: 167 Years remaining

Annual service charge: £4,632 Includes heating, (not hot water).

Service charge review period:

Annual ground rent: TBC

Ground rent review period:

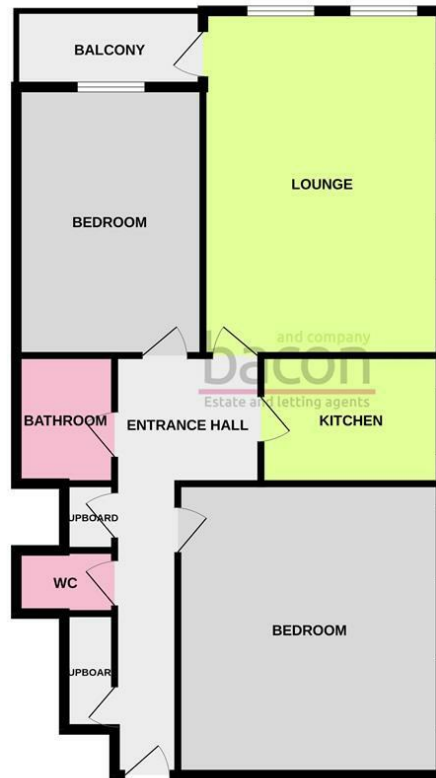
Council tax band: D

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
(69-80) C		
(55-68) D	68	75
(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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