



Capelia House | West Parade | Worthing | BN11 3RB  
Offers In Excess Of **£310,000**



Jacobs Steel are delighted to offer for sale this second floor seafront apartment situated on popular West Parade within easy reach of Worthing town centre. The property boasts a south facing balcony with spectacular direct sea views.



## Key features:

- Second Floor Seafront Apartment
- Two Double Bedrooms
- South Facing Lounge/Diner With Sea Views
- Two Bathrooms
- South Facing Balcony With Sea Views
- Brick Built Garage
- Beautifully Kept Communal Gardens
- Communal Parking
- Close to Worthing Town Centre
- No On Going Chain

 2 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNALLY** A communal front door leads to the communal entrance hall with stairs and passenger lift to the second floor. The private front door opens to the long entrance hallway with door to the lounge/diner, both bedrooms, bathroom and three storage cupboards all with shelving. At the end of the hallway is the south facing lounge/diner which has direct access to the balcony where you'll find beautiful views of the sea and Worthing promenade, and measures 15' x 6'7". The kitchen has been fitted with wall and floor cupboards and has a range of 'Neff' integrated appliances including washing machine, fridge/freezer and dishwasher. The second bedroom is currently being used as a dining room which shows the versatility of the apartment and has a large built in wardrobe. The master bedroom is generously sized with an array of fitted wardrobes and an en-suite shower room with white suite including a walk-in shower, toilet and hand basin. The bathroom also has a white suite including a bath with shower over, toilet and hand basin.

**EXTERNALLY** To the front of this development is a beautifully kept and mature communal garden with a number of seating areas. The property also benefits from a brick built garage situated in a block to the rear of the building along with communal parking.

**SITUATED** 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

Maintenance: £2000 per annum

Lease Length: 985 Years Remaining

**ENTRANCE HALLWAY**

**LOUNGE/DINER** 16' 10" x 13' 7" (5.13m x 4.14m)

**KITCHEN** 12' x 8' 4" (3.66m x 2.54m)

**MASTER BEDROOM** 13' 7" x 11' 6" (4.14m x 3.51m)

**EN-SUITE** 6' 4" x 5' 6" (1.93m x 1.68m)

**BEDROOM TWO** 13' 6" x 9' 5" (4.11m x 2.87m)

**BATHROOM** 6' 8" x 5' 6" (2.03m x 1.68m)

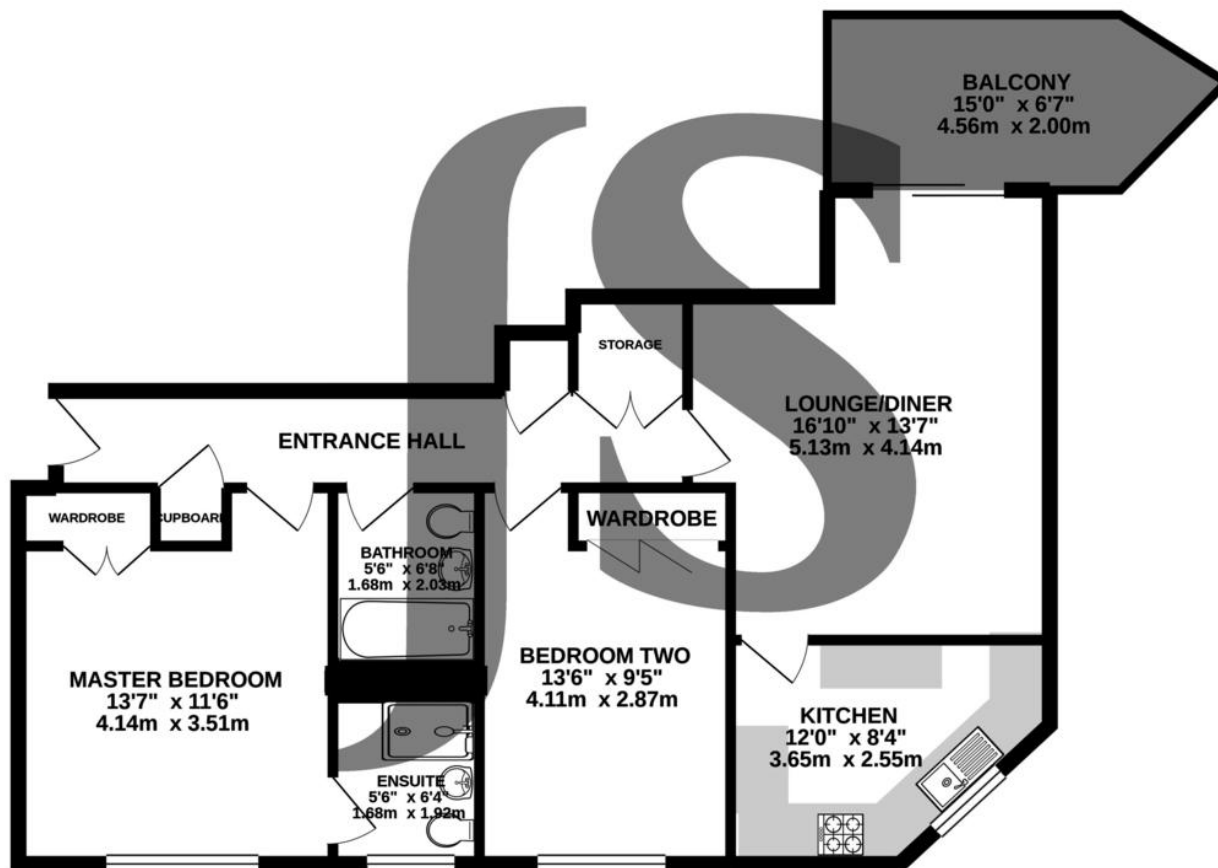
**BALCONY**

**GARAGE**



To book a viewing contact us on: 01903 506080 | [info@jacobs-steel.co.uk](mailto:info@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)

## SECOND 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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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.



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## Property Details:

Tenure: Leasehold

Lease Length: 985 Years

Council Tax: TBC