



*It's all in the details...*



# 3 Westbury Court

Belsize Road, Worthing, West Sussex, BN11 4RQ

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**£220,000**

- Chain free
- Stylish modern ground floor flat
- Great West Worthing location with easy access to the beach and town centre
- Perfect for a first time buyer or as a Buy to Let
- Spacious double aspect south-west facing lounge/dining room
- Fully fitted modern kitchen with integrated appliances
- Two double bedrooms with fitted storage
- Contemporary bathroom
- Private Garage
- Communal gardens

[www.matthewanthony.co.uk](http://www.matthewanthony.co.uk)

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## **Step Inside**

Sitting on the ground floor of a favoured development this impressive chain free flat looks out onto attractive communal gardens from a spacious triple aspect layout. Tastefully styled with designed to capture a fantastic amount of natural light, this is a home that's equally suited for a growing family, working from home, downsizers or Buy to Let investors.

Step inside and you'll find a large central hallway that instantly creates a hugely fluid feel and supplies handy hidden storage within recessed cupboards for coats, bags and shoes. Its admirable dimensions unfold onto a brilliantly sized lounge/dining room with south and west facing double aspect windows. The greenery outside adds a lovely backdrop and there's ample opportunity to have delineated dining and seating spaces.

Along the L-shaped hallway a modern kitchen is fully fitted with timber toned cabinets and an integrated oven and hob. The broad galley layout provides dedicated space for additional freestanding appliances such as a fridge freezer, dishwasher and washing machine, a pantry cupboard provides extra storage and a west facing window allows the flow of natural light to continue.

The warm neutral colour scheme and well chosen carpet of the lounge/dining room are matched in each of the two double bedrooms, generating a consistent design scheme and a notably high level of presentation. An enviably large main bedroom is finished with excellent solid wood double wardrobes, and a more than generous second bedroom with recessed cupboards could easily be a great home office if preferred. Together they share a contemporary bathroom that has a p-shaped bath with an overhead shower as well as a towel radiator and crisp white tiling.

## **Step Outside**

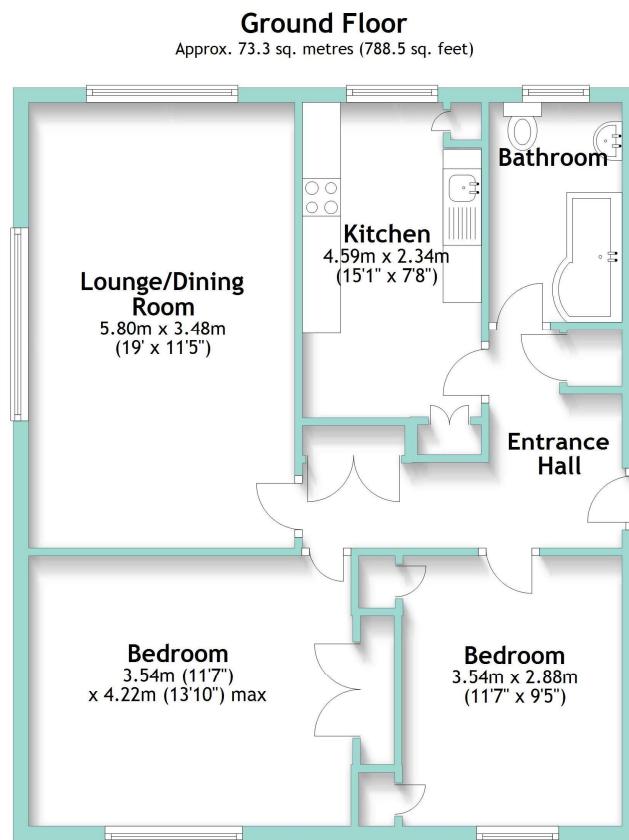
Bordered by charming bungaroosh walls, attractive well-maintained communal gardens wrap around Westbury Court giving residents plenty of chance to sit and relax in the summer sun. This ground floor flat has the added bonus of a garage within the complex and there's also unallocated off-road parking.

## **In your local area**

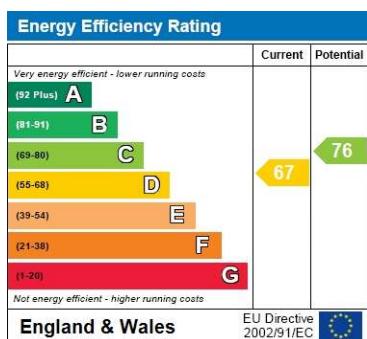
With the beach and seafront only a short distance away, this property is ideally positioned for all that Worthing has to offer. The town centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy reach, and there are plenty of supermarkets to choose from including Waitrose, Marks & Spencer and Morrisons. The beach and promenade stretch out for approximately 5 miles and the coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring and Goring in the other. The A27 offers convenient routes across Sussex from Portsmouth to Eastbourne, and West Worthing mainline station is circa only half a mile from your door.

Local schools include Thomas A Beckett Infant and Junior schools, Davison High School for Girls and both Worthing and Durrington High schools.





Total area: approx. 73.3 sq. metres (788.5 sq. feet)



**Council Tax:** Adur & Worthing, Band B

**Tenure:** Leasehold with a Share of the Freeholder

**Lease:** Approximately 939 years remaining

**Current Ground Rent:** Peppercorn

**Current Service Charge:** £1,018.78 Half Yearly

**List Reserve Fund:** In addition to the annual Service Charge, a monthly payment of £90 is payable in to the Lift Reserve Fund until March 2031.

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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