



Matthew
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ESTATE AGENCY

It's all in the details...



44 Newport Mews

Worthing, West Sussex, BN11 2HN

Offers Over £200,000

- Impeccably styled and sized ground floor apartment
- Coast road location directly across from the beach
- Modern gated development with allocated off-road parking
- Large lounge/diner with super sea views
- Own private garden level entrance with enclosed porch
- Sleek fully fitted contemporary kitchen
- Excellent double bedroom with fitted wardrobes
- Deluxe bathroom with bath, waterfall shower and marble veined tiles
- Herringbone flooring, matt black detailing and accent walls
- Easy access to the centre of Worthing and mainline station

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Step Inside

Giving you every excuse to be dipping your toes in the sea, this impeccable ground floor apartment sits within a gated modern development directly across from the beach. Benefiting the convenience of allocated off-road parking, this is a home that's immaculately styled and ready for you to simply move-in, unpack and enjoy the lifestyle it offers.

Follow a paved path past impressively kept deep communal lawns and you'll find your own private garden level entrance where an enclosed entrance porch instantly gives a great sense of privacy. Step inside and you'll discover a spacious lounge/diner where the warm tones of a herringbone floor stretch out before you and wide south-facing windows supply stunning sea views. Thoughtfully arranged, this brilliantly sized open plan space has a wealth of options for seating and dining, the shape of the room subtly giving delineation for both whilst retaining a superbly social feel. Matt black detailing includes tastefully chosen feature lighting in each area and accent walls blend beautifully in.

The considered design of the apartment flows naturally into a sleek separate kitchen fully fitted with the streamlined appeal of handleless cabinets and an east facing aspect that captures the morning sun. A white sink and crisp white countertops add to the minimalist aesthetic and classic sage green metro tiles lend a pop of colour. U-shaped to provide plenty of storage and workspace the layout incorporates integrated appliances such as the oven and hob, dishwasher and washing machine, leaving ample additional space for a freestanding fridge freezer.

Enhancing the generous dimensions further still, an inner hallway leads the way to the rear where the lovely amount of sunlight continues in an exemplary double bedroom and deluxe bathroom. With soft plush carpeting underfoot and fitted mirror door wardrobes, the notable bedroom has an accent wall that matches those of the lounge/diner.

Adding a final touch of luxury, the enviably deluxe bathroom pairs marble veined tiling with the cohesive use of matt black detailing to create a hugely sophisticated feel. A full size bath has a smoked glass screen and gorgeous overhead waterfall shower, while an oversized pebble wall mirror sits above a contemporary basin console. A duo of deep cupboards in the apartment provides handy extra storage.

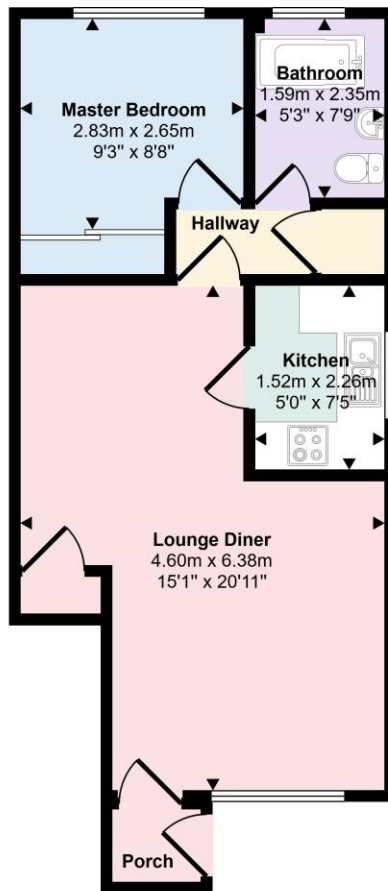
When you step outside the sea views immediately fill your gaze and the communal south facing lawns generate a fantastic place to relax in the sunshine.

In your local area

With the beach and seafront only just across the road, Newport Mews is ideally positioned for all that Worthing has to offer. Its location means that you can be dipping your toes in the sea within a matter of minutes. The city centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy reach, and nearer to home Brooklands Park has a sustainable cafe near to its lake. Along Brighton Road you'll find the hubbub of local amenities such as a multi-award winning fish and chip shop, a popular Thai and Chinese restaurants, a cafe and craft beer bar. The coast road takes you into Brighton and Hove in one direction and into the centre of Worthing in the other, while East Worthing mainline railway station is circa only a mile from your door.



Approx Gross Internal Area
43 sq m / 468 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-Plus) A | | |
| (81-91) B | | |
| (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 | |

Council Tax: Adur & Worthing Band B

Tenure: Leasehold

Lease: Approximately 994 years remaining

Current Ground Rent: Peppercorn

Current Service Charge: £1,440 Yearly

Flood Risk

Rivers and seas: Low

Surface water: Very low

Notice

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. In line with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers are legally required to complete an online identity verification. The cost of this check is **£24.50 (inc. VAT)** per person.

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