



**ASPIRE** RESIDENTIAL



**Flat 1 Sheraton Lodge West Parade**

Worthing BN11 3RD

**£425,000**

**Two Double Bedroom Apartment**

**Ensuite**

**Seafront Location**

**South Facing Terrace**

**EPC D**

**Garage**

**No Forward Chain**

Aspire Residential are delighted to offer, to the market this two bedroom raised ground floor apartment in pristine condition within the exclusive Sheraton Lodge apartments. Internally the property is decorated throughout in neutral theme to the highest level, two double bedrooms, en-suite, modern family bathroom, kitchen, a generous lounge/diner whilst benefitting externally from a south facing terrace and a garage in compound to the rear. This property is ideally located on the desirable Worthing seafront, promenade and beautiful beach. Close by are local amenities that include a parade of shops, bus routes and a short walk into the town centre.



**Door into**

#### **Hallway**

Security entry phone. Storage cupboard. Radiator. Airing cupboard. Carpets.

#### **Bedroom Two 13' 3" x 8' 7" (4.04m x 2.61m)**

Double glazed window to rear with radiator below. Double length built in wardrobe. Carpets.

#### **Bathroom**

Part tiled walls for splash back. Wood panel enclosed bath with chrome mixer tap. Button flush w/c. Pedestal wash hand basin. Radiator. Tiled floor.

#### **Master bedroom 17' 8" x 11' 7" (5.38m x 3.53m)**

Double glazed window into bay with radiator below. Double length built in wardrobe. T.V point. Carpets. Door into:

#### **Ensuite**

Double glazed window to side with radiator below. Walk in shower with internal tiling for splash back. Button flush w/c. Pedestal wash hand basin. Tiled floor.

#### **Lounge/Diner 19' 5" x 12' 11" (5.91m x 3.93m)**

Double aspect light provided from east and south facing window and sliding double glazed door to south opening terrace. Space to dine. T.V point. Radiator. Carpets.

#### **Kitchen 15' 8" x 9' 5" (4.77m x 2.87m)**

Double glazed double aspect windows. Matching range of wall and base units. Display cabinets. Part tiled walls. One and half bowl granite sink inset to worktop. Integrated appliances include an eye level fan assisted oven, grill and a four ring gas hob with

an over head extractor. Space provided for washing machine and fridge freezer. Boiler housed in a base unit. Space to dine. Radiator. Wood effect tiled flooring.



### **Terrace**

South facing terrace with views over the beautiful communal gardens and out towards the seafront. Adequate space to dine. Rail enclosed.

### **Garage**

No 1 With an up and over electric door.

### **Lease and Maintenance**

Existing lease 164 years 2184. Service Charge £1096.28 per 6 months. Reserve £650 contribution pa. Ground rent peppercorn.



**Floor Plan**

