

CASTLEVIEW HOMES

Offers Invited £195,000

Claydon Court, Marine Parade, Worthing, BN11



- Ground floor seafront apartment (at rear of the block)
- One bedroom
- Electric Heating
- EPC Rating - F
- Open Plan Kitchen and Sitting Area
- Modern fitted kitchen
- Bathroom with WC & Washbasin
- Door at rear to communal courtyard
- Ideal 1st time buyer home or BTL opportunity

Castleview Homes Estate Agents are delighted to offer to market this well presented one-bedroom ground floor apartment at the rear of the block, which is ideally situated in this sought after Worthing location facing the sea and its stunning sea views from the outside of the block. The apartment is close to the town centre, shops, parks, restaurants, bus routes and the mainline train station. The accommodation offers communal vestibule entrance hall with a security entrance door-buzzer entry unit, entrance hall to the apartment, main hallway with all rooms off the hallway including the main living and dining area and open plan kitchen, bedroom, and bathroom with WC. There is a rear door with access to the communal rear courtyard containing the bins and an access door to the side access. The apartment has double glazed sealed units throughout.

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Outside

Well positioned converted block of flats directly opposite Worthing seafront and beach.

Hallway

1.00m x 4.85m (3'3" x 15'11")

Entrance hall to the apartment with all rooms off.

Sitting Area

4.30m x 4.42m (14'1" x 14'6")

Sitting area with open plan layout to the kitchen. Door to rear communal courtyard. Double glazed windows. Electric heating unit.

Bedroom

2.90m x 3.50m (9'6" x 11'6")

Double bedroom. Double glazed window. Electric heating unit.

Bathroom & WC

1.85m x 2.50m (6'1" x 8'2")

Two steps up into a modern style bathroom containing a full sized bath, WC, and wash hand basin. Electric shower unit over the bath. Cupboard containing a recently installed electric water heater tank. Double glazed window.

Sitting Area

Kitchen area

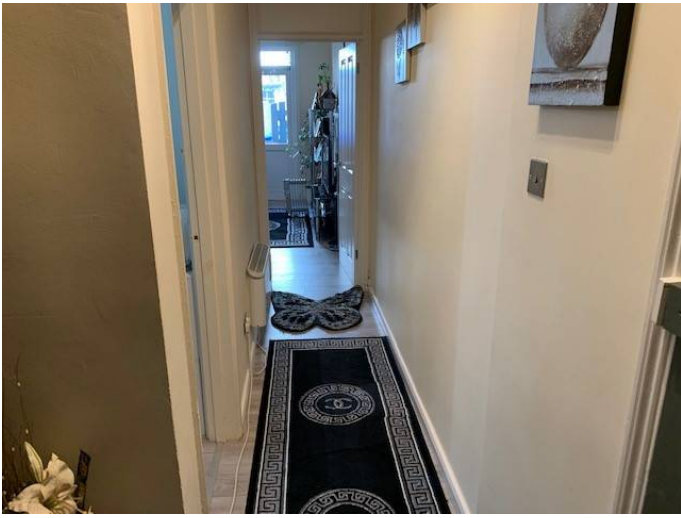
Photo 4

Sitting Area

Sitting / Kitchen Areas

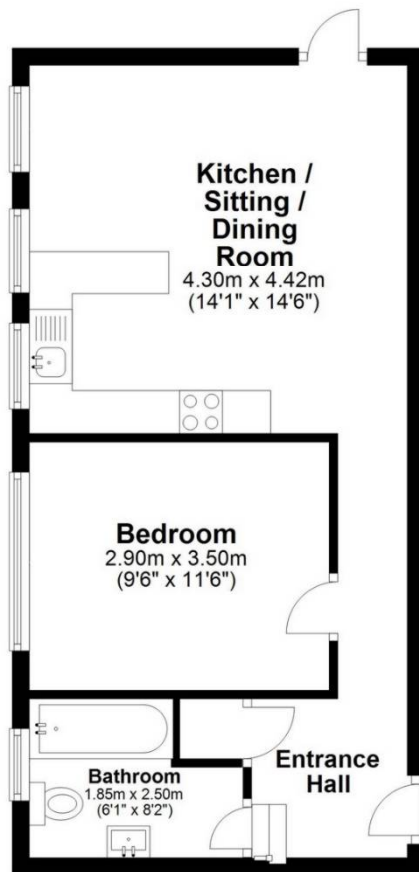
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		79
	26	
England, Scotland & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		79
	26	
England, Scotland & Wales EU Directive 2002/91/EC		



Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 36.3 sq. metres (390.8 sq. feet)

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Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS CASTLEVIEW HOMES

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.