



The Old Dairy | Warwick Road | Worthing | BN11 3ET  
**£275,000**





Jacobs Steel are delighted to offer for sale this well presented balcony apartment forming part of this attractive period building situated in the heart of Worthing town centre, within 150 metres of the seafront promenade. Jacobs Steel are delighted to offer for sale this unique and rare opportunity to own a beautiful balcony apartment located in one of Worthing's most sought-after locations within 150 metres of the seafront promenade. Steps from the Seafront and the town centre, you'll be perfectly positioned to make full use of Worthing's comprehensive amenities, leisure facilities, restaurants, cafes and mainline train station. This stunning period home boasts two double bedrooms, a large open plan living room, private balcony with views overlooking Denton Gardens and the sea, two bathrooms, long lease, low outgoings and is sold with no ongoing chain.



## Key Features

- First Floor Balcony Apartment
- Two Double Bedrooms
- Large Open Plan Living Room
- Stunning Views Overlooking Denton Gardens & The Sea
- Modern Fitted Kitchen
- Two Bathrooms
- Private Spacious Balcony
- Within 150 Metres Of Worthing Seafront
- Long Lease & Low Outgoings
- No Ongoing Chain



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Video entry phone to communal front door which opens to a clean, well presented communal space with stairs rising to the first floor. The private front door opens to a welcome entrance hall with doors to all rooms and a storage cupboard. Positioned overlooking Denton Garden with views of the sea and spanning the full width of this attractive building is the open plan living room. Measuring a generous 21'7" x 13'2" with double doors leading to the private balcony and a further two windows, this is a light, airy space with plenty of room for both lounging and dining. The kitchen is no exception and offers plenty of space. It has been fitted with an array of floor and wall mounted units, laminate work surfaces and offers a number of integrated appliances. Both bedrooms can comfortably fit double beds and have access to a second balcony. The main bedroom also boasts a built-in wardrobe and a modern en-suite fitted with a shower, toilet and hand wash basin. The main bathroom has also been finished in a modern style and is fully tiled with a bath with shower over, toilet and hand wash basin.

### EXTERNAL

Accessed directly from the open plan living room is the spacious private balcony that offers ample space for you to entertain all your friends and family. Positioned directly overlooking Denton Gardens with far reaching views of the sea, this really is a unique aspect that is rarely available. There is a second balcony that is accessible from both bedrooms.

### LOCATION

Situated In one of Worthing's most sought-after locations in central Worthing less than 150 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

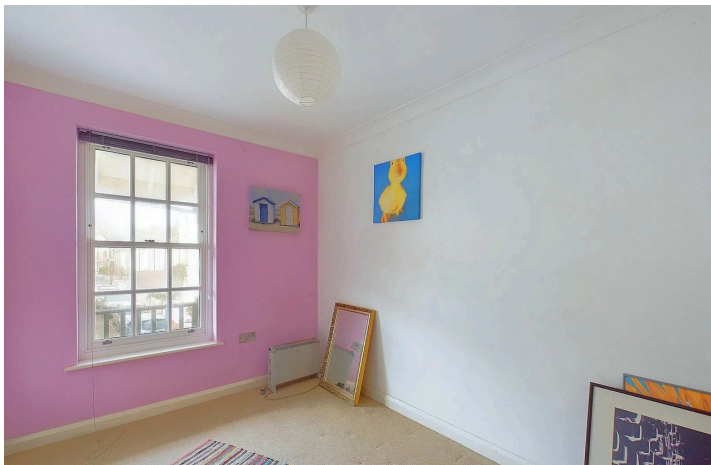
Tenure: Leasehold

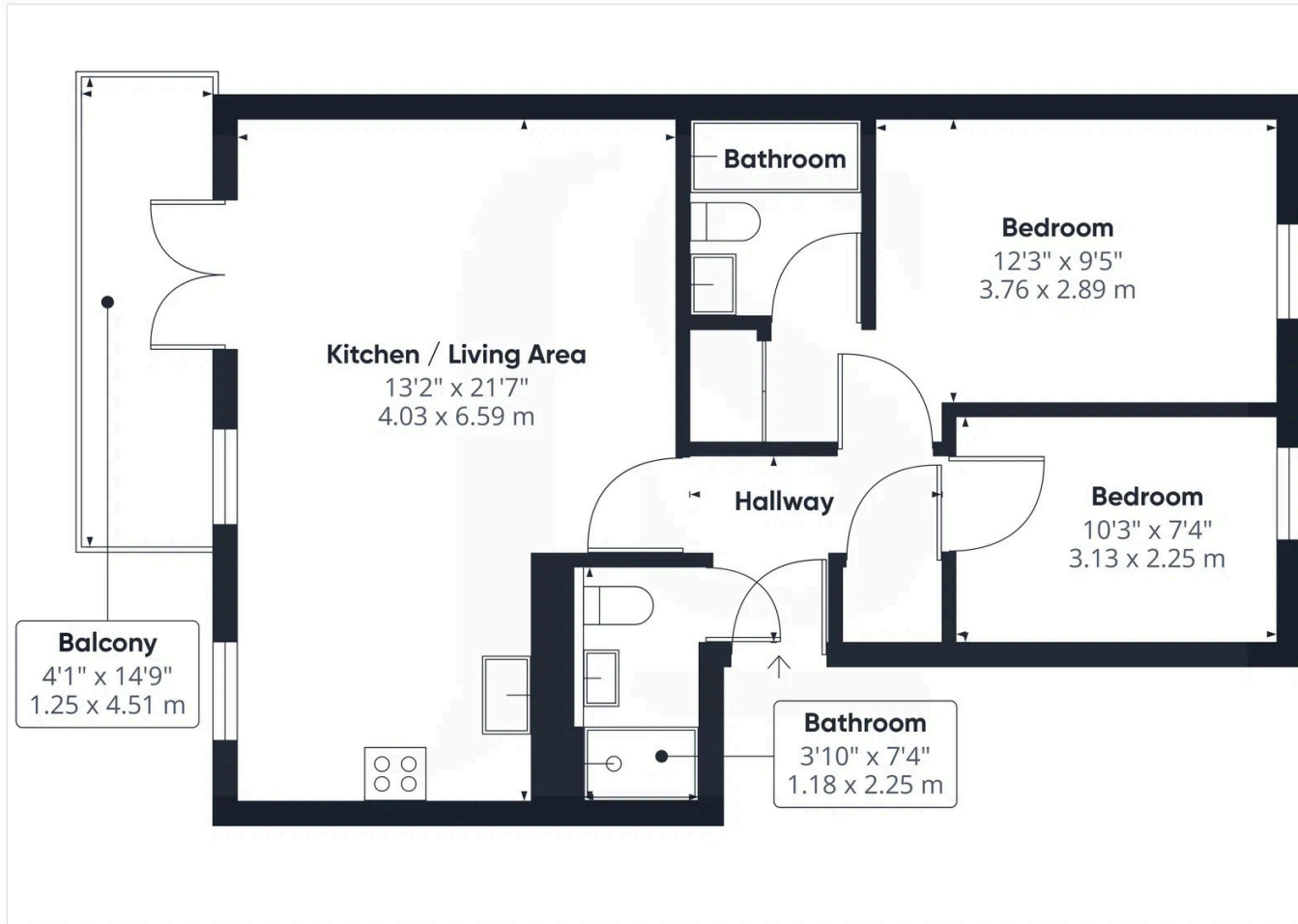
Lease : 108 years

Maintenance : £2748 pa \*\* 2025 Budget agreed with self management group made up of all 6 Old Dairy owners ...(The Old Dairy (Worthing) RTM Company Ltd)

Ground Rent : £150 pa

Council Tax Band C





| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | 84        |
| (69-80) <b>C</b>                                   | 71                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Property Details:

Floor area \*as quoted by EPC: 581 SqFt

Tenure: Leasehold

Council tax band: C

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.