



NAVARINO ROAD, WEST SUSSEX, BN11
£425,000 LEASEHOLD

Winkworth



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Winkworth Worthing is excited to present this fabulous sea-front apartment in a small modern development 'Churton Court'. Offered for the first time since completion in 2010 this apartment affords stunning sea views from each of the principal rooms.

A welcoming communal hallway with a private intercom leads to the first floor. Upon entering you have a bright hall with a deep storage cupboard housing the boiler and shelving. The apartment boasts underfloor heating so there is valuable extra wall space and a clean uncluttered look. The open-plan reception has plenty of natural light, a benefit of the south-facing bi-fold glazed doors and deep west-facing windows with integrated blinds. The kitchen is modern and the sleek and crisp white finish to the cabinetry is complemented by a charcoal worktop and brushed steel appliances. The dishwasher, washing machine and fridge freezer are fully integrated accentuating the clean look. Both bedrooms are doubles with south-facing windows providing open-channel views. The principal boasts fitted wardrobes and an en suite shower room with a modern white suite. The main bathroom is currently a cloakroom with two large storage cupboards. The vendor had the bathroom adapted off-plan by the developer to their requirements with plumbing there to facilitate a bath installation for the next owner.

Externally you have a superb wrap-around balcony which goes south the full width and around to the west. It's the perfect spot to people-watch on the promenade with an ever-changing sea vista. There is a private parking space for one car off-road and a sheltered bike store.

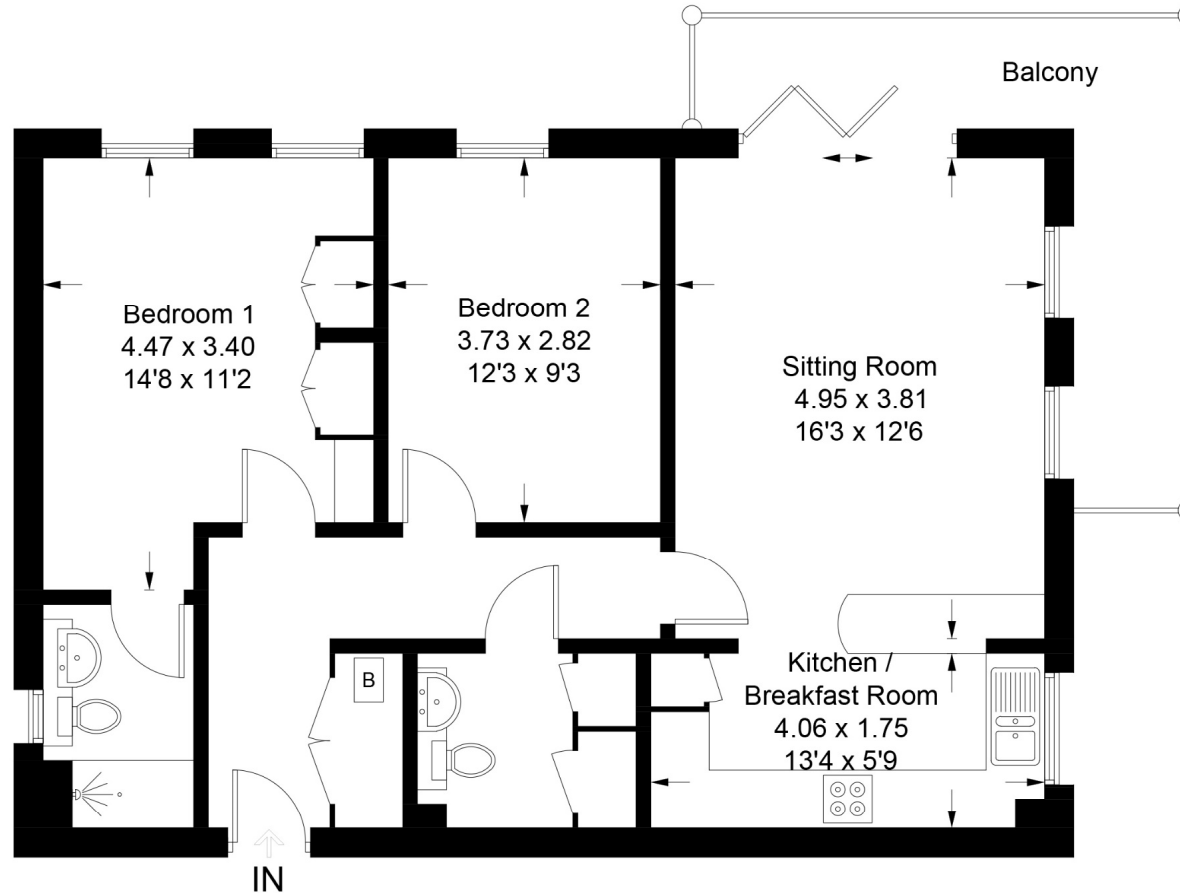
Navarino Road is immediately to the east of the town centre, being within a quarter of a mile of the amenities including shops, bars, restaurants and sporting facilities. The seafront with its pretty promenade is literally on your doorstep. The coastal road provides access to Brighton, Worthing and major road networks to London and Horsham. Worthing Town Railway Station is approximately 1.4 miles level walk and has direct connections to London and beyond.





Flat 3, 2A Navarin Road, BN11 2nf

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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