JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 6, Capelia House 18-21 West Parade, Worthing, BN11 3RB

Guide price £375,000

2 | 2 | 1 | D











Flat 6, Capelia House 18-21 West Parade

, Worthing, BN11 3RB

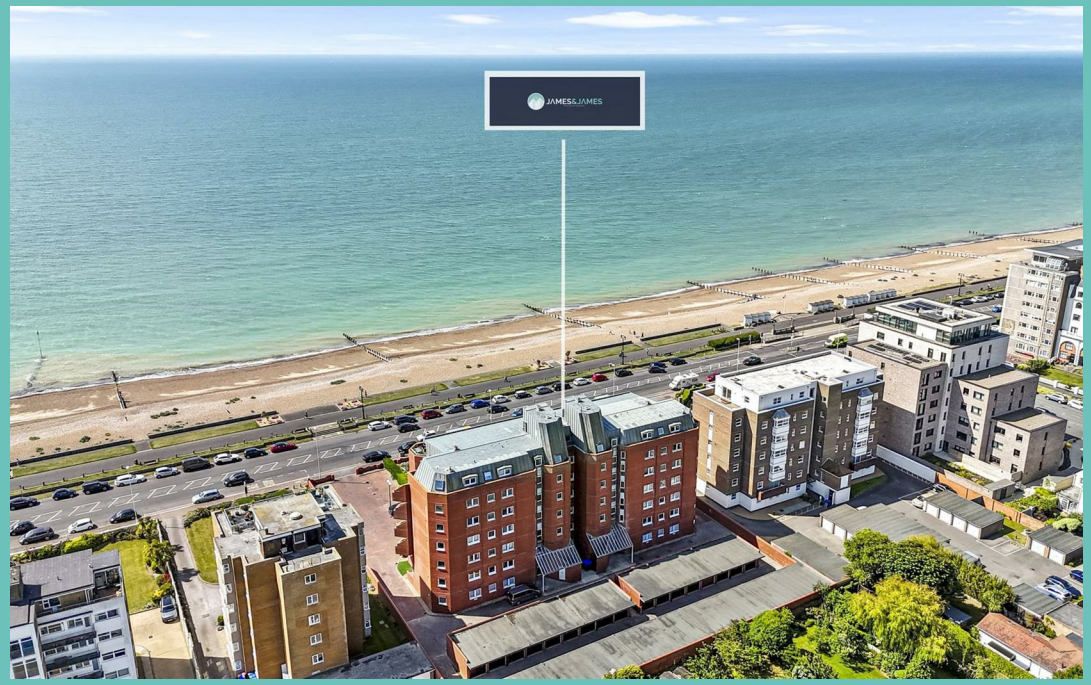
- Seafront first floor apartment
- Two bedrooms
- Fantastic sea views
- Fitted wardrobes
- No onward chain
- Good size balcony
- Double glazing
- Ensuite to master
- Share of freehold
- Call now to view

Occupying a prime seafront position to the west of Worthing Pier, this exceptional two-bedroom, two-bathroom apartment offers an enviable coastal lifestyle, combining generous accommodation with spectacular sea views and a superb private terrace overlooking the promenade. Perfectly placed within easy reach of Worthing town centre, residents can enjoy a wonderful selection of independent shops, cafés, restaurants, parks, excellent transport links and the mainline railway station, making it ideal for both permanent residence and a lock-up-and-leave retreat.
Accessed via a secure communal entrance with both lift and stair access to the first floor, the apartment is beautifully arranged and designed with comfort in mind. The welcoming entrance hall leads through to a spacious lounge, where large windows allow natural light to flood the room while framing uninterrupted views across the English Channel. The well-appointed renovated kitchen offers ample storage and workspace, whilst two generous double bedrooms provide peaceful and comfortable accommodation. The principal bedroom benefits from its own en-suite shower room, complemented by a stylish modernised family bathroom serving the remainder of the apartment.

Undoubtedly the standout feature is the impressive private terrace. Offering breathtaking panoramic sea views and a front-row seat to Worthing's ever-changing coastline, this remarkable outdoor space is perfect for morning coffee, al fresco dining with friends, or simply unwinding to the sound of the waves. Whether watching the sun rise over the water or enjoying evening sunsets, the setting provides a lifestyle that is difficult to rival.

Further benefits include double glazing throughout, a private garage providing valuable parking and storage, and a lease with approximately 962 years remaining, offering peace of mind for years to come.

Service charge £3204pa (approx)
Lease length - 962 years





Communal entrance with passenger lift & stairs

Private door to entrance hall
13'5 x 4'6 opening to 11'7 with large storage cup (4.09m x 1.37m opening to 3.53m with large storage)

Modern high gloss kitchen 15'3 x 8'3 (4.65m x 2.51m)

Lounge/diner with sea views 23'8 x 12'5 (7.21m x 3.78m)

Bedroom one with fitted wardrobes
17'3 x 10'6 (5.26m x 3.20m)

Ensuite shower room

Bedroom two with fitted wardrobes
13'7 x 7'4 (4.14m x 2.24m)

Family shower room

South facing balcony 17'5 x 15'10 (5.31m x 4.83m)

Garage

















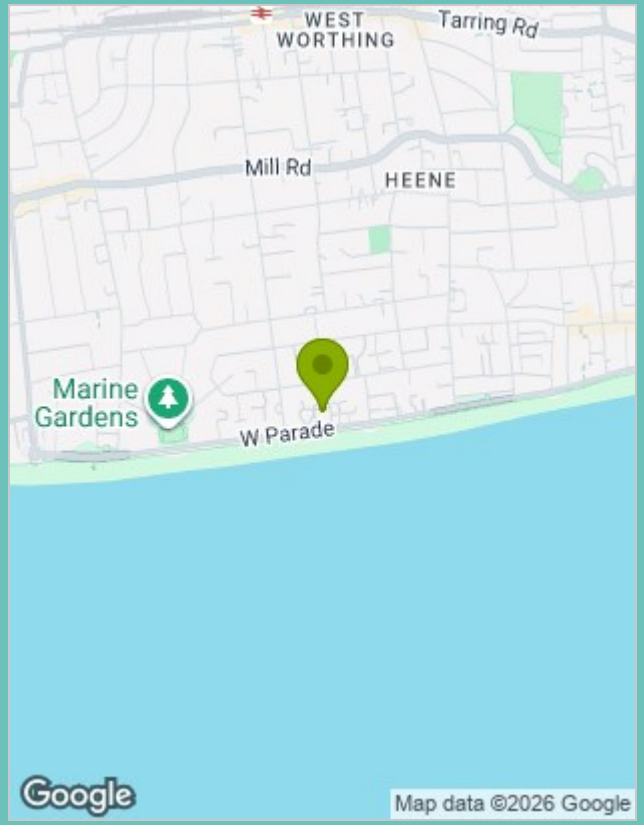


Floor Plans

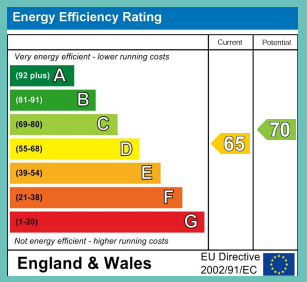


Total area: approx. 86.0 sq. metres (925.3 sq. feet)

Location Map



Energy Performance Graph



Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.