



Winkworth

QUEENS ROAD, BN11
£775,000 LEASEHOLD

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KINGSWAY HOUSE.

A stunning three bedroom balcony apartment boasting glorious sea views from the south facing reception. Three bedrooms with the principle having an en-suite.

Kingsway House overlooks Worthing's seafront with its Victorian promenade, sea and beach providing an ever-changing vista. The 14 luxury apartments sit behind the original period facade, retained by the developer to preserve the look of the terrace. Behind lies bespoke interiors with tall ceilings adding volume to the interiors of the apartments which are filled with natural daylight. Thought has been given to the fittings within with all boasting kitchens with integrated appliances to include dishwasher, oven, hob, extractor and wine cooler. Individual apartments have either integrated washing machines or space within the plumbed utility cupboards. The bathrooms are beautifully appointed with contemporary fittings to include walk-in showers, baths (to the majority), hand mixers, basin and w.c. The walls and floors are ceramic tiled with the latter boasting electric underfloor heating complementing the chrome towel rails. Throughout the apartments, there is underfloor heating on a wet system either gas or electric. The principal rooms and halls are fitted with oak wood flooring and the bedrooms a plush carpet.

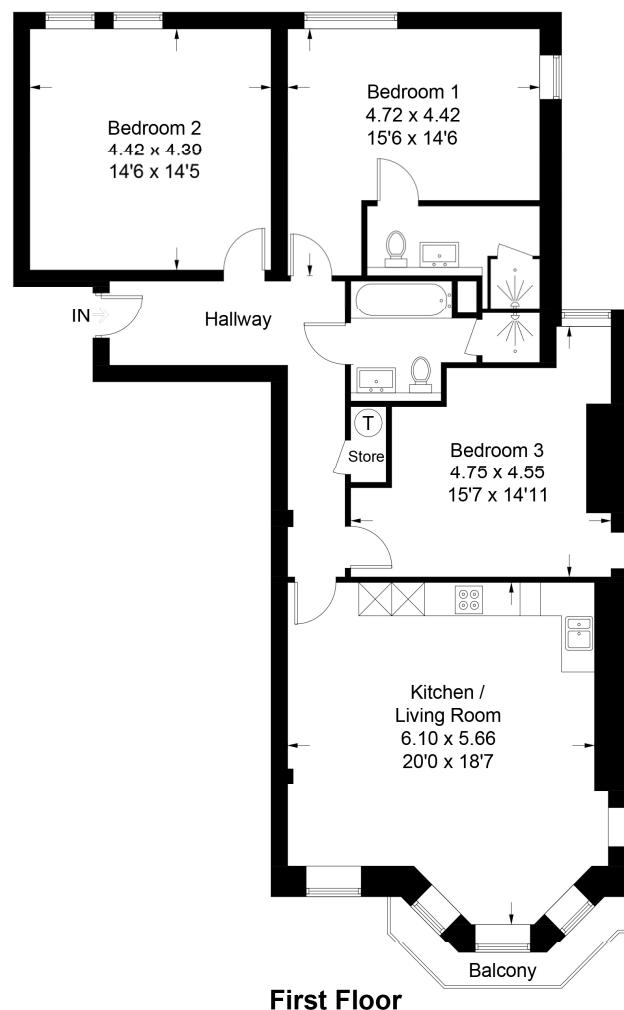
Kingsway House is central to Worthing and perfect for everyday needs, the Post Office, Dome Cinema and the Connaught Theatres are only a few minutes walk and the building stands moments away from the main shopping areas with stores including, Marks and Spencer, Boots, Bars, Restaurants and many more. You only have to cross the road to the seafront with a wide promenade perfect for people watching with a stroll in either direction. The A259 gives access to Brighton to the east and Chichester to the West. Multiple bus routes can be found close by and Worthing mainline station providing direct travel to



Kingsway, Marine Parade, Worthing

Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

Flat 8



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 2020.

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

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