



West Parade, Worthing



Offers In Excess Of
£250,000
Share of Freehold

- Seafront Apartment
- Large Double Bedroom
- Lounge / Dining Room
- Resident's Parking
- NO FORWARD CHAIN
- Stunning Direct Sea Views
- Spacious Modern Bathroom
- EPC Rating - E
- Share of Freehold

Robert Luff & Co are delighted to offer to market this beautifully presented third floor apartment with stunning direct sea views ideally situated on Worthing's popular seafront just a stone's throw from the beach and close to the town centre shops, restaurants, parks, schools, bus routes and the mainline station. Accommodation offers entrance hall, a spacious lounge / dining room, kitchen, a large double bedroom with built in wardrobes and a spacious modern bathroom. Other benefits include non allocated resident's parking, a share of the freehold and no forward chain.

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Accommodation

Communal Entrance

Communal stairs and lifts to third floor, front door to hallway.

Hallway

Herringbone laid wood flooring re-stained to it's former glory, telephone intercom system, dimmer switch, cupboard housing electric meters with hanging space, three storage lockers, airing cupboard with pre-lagged tank and slatted shelving.

Lounge 18'3" x 11'4" (5.57 x 3.47)

Feature herringbone laid flooring, electric heater, TV point with communal sky, coving, double glazed window with direct sea views and far-reaching panoramic views.

Kitchen

A wide range of light fronted wall and base units, one and a half bowl sink unit with mixer tap, Neff double oven, Neff hob and Neff extractor fan over, metro brick tiled splash back and integrated fridge freezer, integrated dishwasher, integrated washing machine, USB power point, service hatch into lounge / diner, double glazed window with direct sea views.

Bedroom One 18'1" x 11'6" (5.51m x 3.51m)

Herringbone laid flooring, electric heater, double wardrobe with hanging space and further single wardrobe with hanging space, storage cupboard and shelving, Jack and Jill door to bathroom, double glazed window with sea views and panoramic views.

Spacious Bathroom

'P' shaped bath with mixer tap, shower screen and Mira shower, wash hand basin with mixer tap set into vanity unit, low level flush W.C, frosted double glazed window, tiled walls and shaver point, heated towel rail.

Tenure

The property is share of freehold.

The maintenance costs are £2436.80 per annum.

Non Allocated Residents Parking



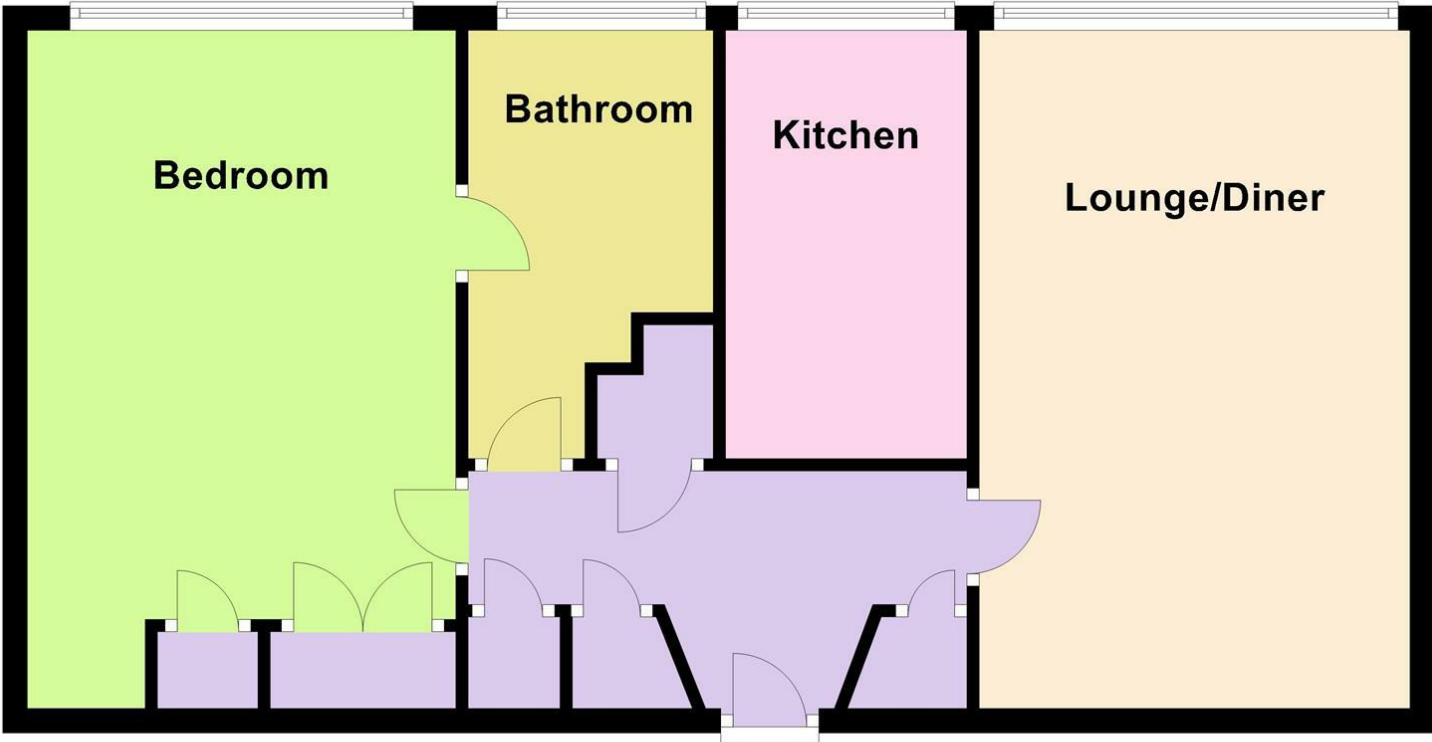
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Floor Plan

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		
EU Directive 2002/91/EC		

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.