



2



1



1



C





Key Features

- Two double bedroom second floor flat
- Prime Worthing seafront location
- South-facing balcony with direct sea views
- Spacious L-shaped lounge/diner with balcony access
- Modern kitchen with integrated appliances
- Recently re-fitted shower room plus separate WC
- Dual aspect main bedroom with built-in wardrobe
- Allocated parking space in carport
- Exceptionally well-managed building, benefiting from a Share of Freehold arrangement
- Long lease and no onward chain | Council Tax Band D | EPC Rating C

We are delighted to offer this well-presented two double bedroom second floor flat, ideally situated directly on Worthing seafront. The property enjoys a prime coastal position close to local shops, parks, bus routes, and the promenade, and benefits from a south-facing balcony with direct sea views, allocated parking, a long lease, a share of freehold ensuring a well-managed building, and no onward chain.

This attractive and well-maintained second floor flat offers bright and spacious accommodation throughout, making it an ideal seaside home or investment opportunity.

The standout feature is the generous L-shaped lounge/diner, filled with natural light and featuring sliding doors that open onto a private south-facing balcony, offering stunning direct sea views.

The property is accessed via a welcoming hallway, which includes two large storage cupboards, providing excellent practicality. The modern kitchen is fitted with a range of gloss-effect wall and base units, complemented by a stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob, electric oven, and extractor fan, with additional space for a fridge/freezer and washing machine. A cupboard houses the combi boiler.

The accommodation comprises two spacious double bedrooms positioned towards the rear. One bedroom benefits from a full-length freestanding wardrobe, while the main bedroom is dual aspect with a built-in wardrobe, creating a bright and airy retreat.

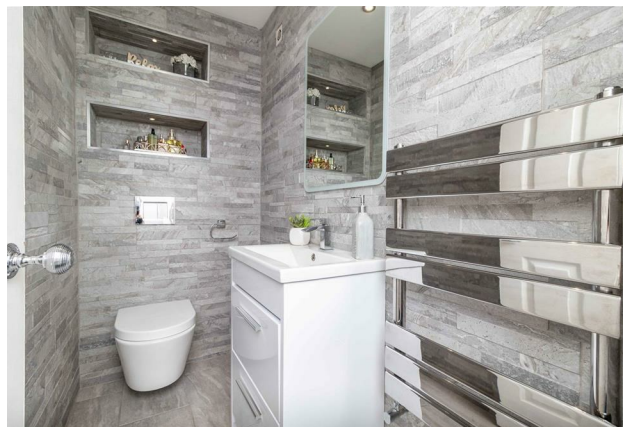
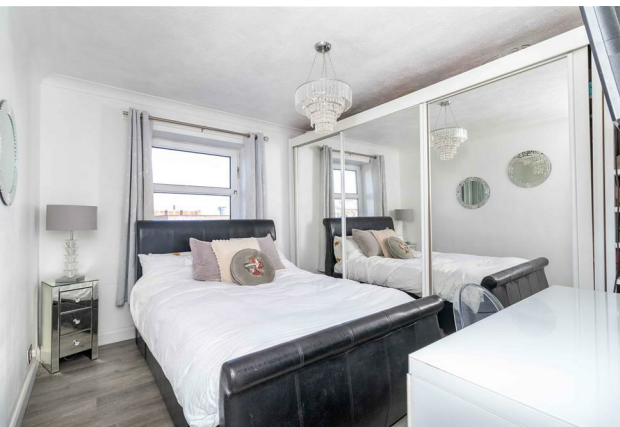
The property features a stylish, recently re-fitted shower room, fully tiled and fitted with a glass-enclosed rainfall shower, vanity unit with inset sink, low-level WC, and extractor fan. There is also the added convenience of a separate WC with wash basin and heated towel rail.

Further benefits include high-quality LVT flooring throughout, an allocated parking space within a carport, a long lease, a share of freehold ensuring the building is well managed, and the advantage of being sold with no onward chain.

Tenure

Leasehold - Share of Freehold with 131 years remaining on the lease.

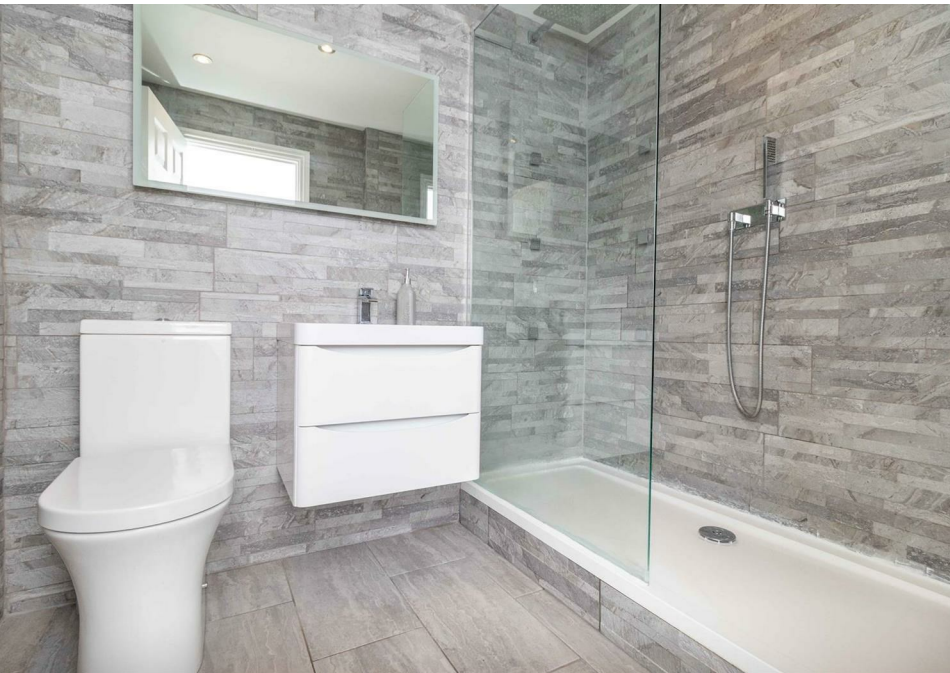
Service Charge: £4,000 per annum (currently) - includes the building insurance and maintenance of the lift.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

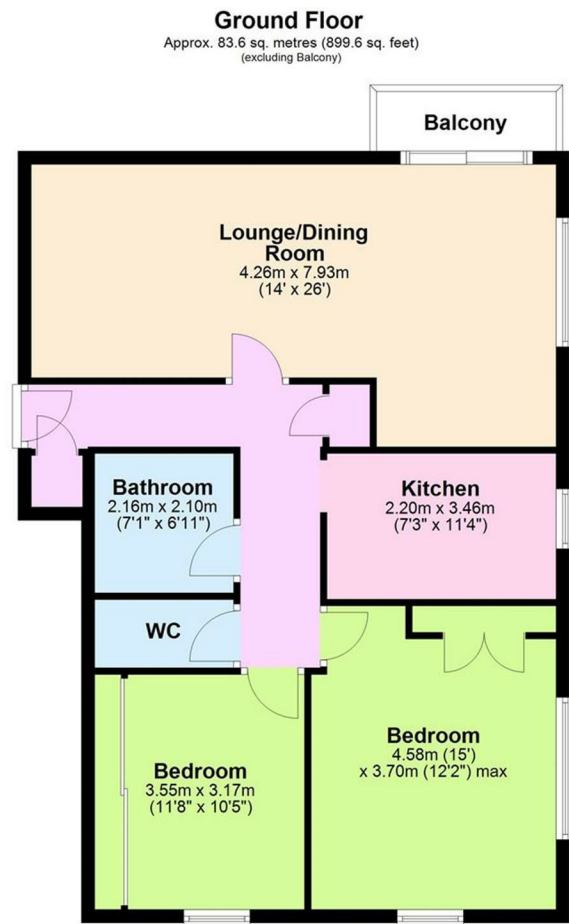


robertluff.co.uk

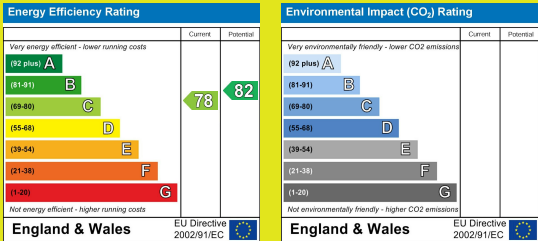
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Augusta Place



Total area: approx. 83.6 sq. metres (899.6 sq. feet)



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.