

Robert  
Luff & Co

New Parade, Worthing

Leasehold - Offers In Excess Of £350,000



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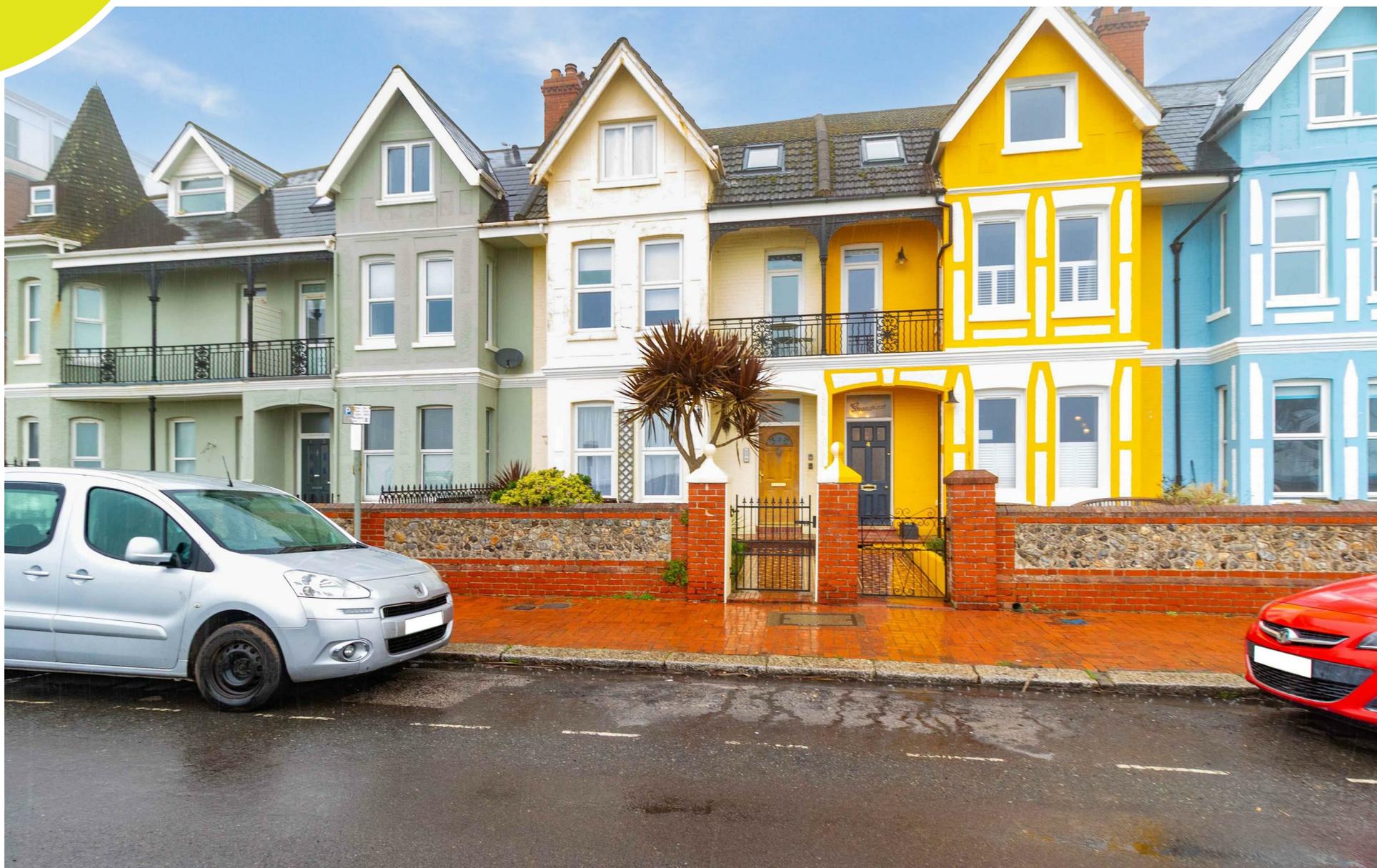
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TBC

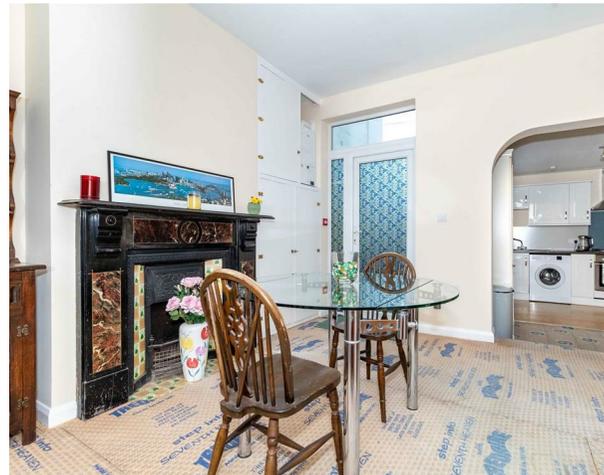


## Description

We are delighted to offer this ground floor two-bedroom apartment, enjoying a rare seafront position overlooking Worthing promenade and the English Channel, with the benefit of no passing traffic. Recently redecorated and in good condition, the property features a lounge and dining room with feature fireplaces, a modern kitchen, bathroom, front garden with patio, and a private off-road parking space/drive directly to the rear. Ideally located just yards from local shops, amenities, and Splashpoint Leisure Centre, this apartment is offered with no onward chain.

## Key Features

- Ground floor two-bedroom seafront apartment in a rare and quiet position with no passing traffic
- Directly overlooking Worthing promenade and the sea
- Just yards from local shops, amenities, and Splashpoint Leisure Centre
- Spacious lounge with feature fireplace, high ceilings, and south-facing window
- Dining room with feature fireplace, garden and parking access
- Kitchen with integrated appliances
- Two bedrooms and a bathroom with bath
- Private off-road parking space directly to the rear and front garden with patio area
- Recently redecorated and in good condition throughout
- Council Tax Band C | EPC Rating TBC | No onward chain





This beautifully presented ground floor apartment enjoys a rare and enviably quiet seafront position, directly overlooking Worthing promenade and the English Channel. Unusually for a property in such a prime coastal setting, it benefits from no passing traffic, creating a peaceful atmosphere while still being conveniently close to local amenities. Recently redecorated and in good condition throughout, the property combines period charm with practical modern living.

The spacious lounge is a light-filled room with high ceilings, a south-facing double-glazed window, and a working feature fireplace with a gas point, creating a warm and welcoming atmosphere. Adjacent, the dining room also features a charming fireplace and provides direct access to the private off-road parking space located immediately to the rear of the property, an especially convenient feature for a seafront home. A recently serviced boiler is also located in this room, ensuring efficient heating throughout.

The kitchen is fitted with a range of wall and base units providing ample storage and includes integrated appliances: an oven, four-ring gas hob with extractor, washing machine, and fridge freezer. Both bedrooms are well laid out, with the larger bedroom comfortably accommodating a double bed, while the second bedroom is ideal as a single bedroom, guest room, or study.

Externally, the apartment benefits from a front garden with a patio area, perfect for enjoying the sea views or relaxing outdoors. To the rear, the private off-road parking space is accessed via a pathway, offering both convenience and practicality. Situated just yards from local shops, amenities, and Splashpoint Leisure Centre, the property offers a lifestyle of ease and accessibility.

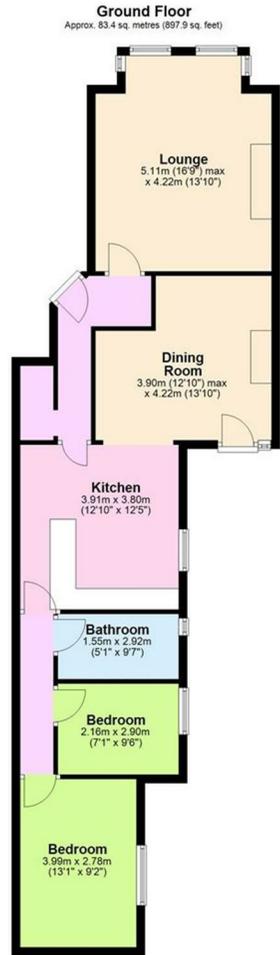
Offered with no onward chain, this leasehold apartment presents an excellent opportunity for anyone seeking a ready-to-move-into seafront home in a particularly desirable and peaceful coastal position.

#### **Tenure**

Leasehold with 105 years remaining.  
Maintenance: £495 per annum.



# Floor Plan New Parade



Total area: approx. 83.4 sq. metres (897.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.

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