



PCM
£1,495 PCM

Marine Parade, Worthing

- Spacious & Traditional Seafront Apartment
- Spacious Living/Dining Room
- Study Area
- Unfurnished
- Two Double Bedrooms
- Kitchen/Breakfast Room
- EPC Rating E
- Available End of February

Robert Luff & Co are delighted to present this well presented two bedroom ground floor flat which is situated directly on Worthing seafront. This sought after property offers front and rear courtyard gardens, living room, kitchen, study, bathroom and two double bedrooms.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Accommodation

Entrance Door

Wooden door with spy hole

Hallway

Original wood flooring throughout, skimmed ceiling and walls.

Living Room

Double glazed bay window providing direct sea views, feature fireplace, three radiators, original wooden flooring, skimmed ceiling and walls with original character features.

Bedroom One

Original sash windows to side and rear aspect, radiator, carpet, skimmed ceiling and walls.

Bedroom Two 14'4" x 13'9" (4.37 x 4.19)

Original sash windows to side aspect, radiator, carpet, skimmed ceiling and walls.

Study Room 8'0" x 6'10" (2.44 x 2.08)

Skimmed ceiling and walls, carpet, door out to communal hallway.

Refitted Bathroom

Frosted sash window to side, brick effect tiled walls, panel enclosed bath with chrome mixer tap and shower attachment, wc, wash hand basin, chrome heated towel rail, original wood flooring.

Kitchen 15'1" x 11'0" (4.60 x 3.35)

Original sash window to side, matching range of walls and base units, stainless steel sink inset to worktop surface, double length eye level oven and grill, washing machine and fridge (included in rental), 4 ring gas hob, radiator, original wood flooring, door out to:

Rear Courtyard Garden

Laid to paving.

South Facing Front Garden

Paved with direct sea views.

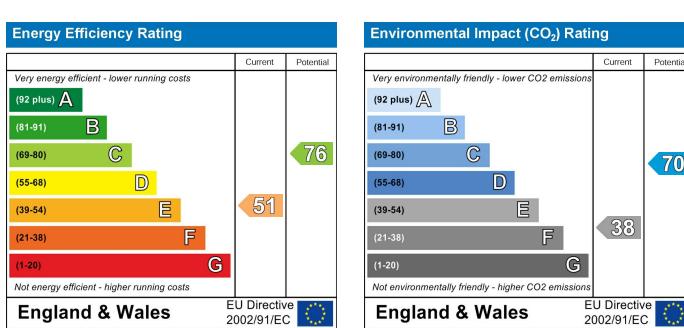
Fees Apply:

£360 incl. VAT - single applicant, £540 incl. VAT - Joint Applicant, £180 incl. VAT - Guarantor/Any Further Applicant.

Note: All fees include referencing fees, check in & out, inventory costs.



Floorplan



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.