



Asking Price
£270,000
 Leasehold

Marine Parade, Worthing

- Ground Floor Seafront Apartment
- Two Bedrooms
- Town Centre Location
- CHAIN FREE
- Bay-Fronted Lounge/Diner
- Front & Rear Courtyard
- EPC Rating - D
- Council Tax Band - B

We are delighted to offer to the market this well-presented ground floor seafront apartment ideally situated on Worthing's popular promenade with town centre shops, schools, parks, bus routes, the mainline station and the seafront all nearby. The apartment comprises an entrance hallway, two bedrooms, an open-plan kitchen/lounge/diner with seafront views, and a shower room. Other benefits include gas fired central heating, a private courtyard garden to the front and rear, a long lease, and being chain free.

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Accommodation

Communal Entrance

Front door to:

Entrance Hallway

Radiator. Video telephone intercom. Electric consumer unit. Door to:

Lounge/Kitchen 24'0" x 12'11" (7.33 x 3.94)

Lounge Area:

Period bay window with two sash cord window with sea views and the promenade. TV point. Wooden fire surround with marble insert. Radiator.

Kitchen Area:

Base and wall units with stack of drawers. Integrated fridge/freezer. Electric oven. Four ring gas hob with extractor fan over. Marble effect worktops incorporating a stainless steel sink with mixer tap. Tiled splashback walls. Further appliance space. Laid wood effect flooring.

Bedroom One 16'6" max x 7'10" (5.03 max x 2.39)

Radiator. Sash cord window with view out to the courtyard. Wall mounted gas boiler. radiator. Telephone point. Double glazed door out to rear.

Bedroom Two 10'7" max x 6'3" (3.25 max x 1.93)

Shower Room

Fitted corner shower cubicle with fitted shower. Low level flush WC. Pedestal wash hand basin. Shelving. Extractor fan. Tiled floor and walls. Heated towel rail.

Outside

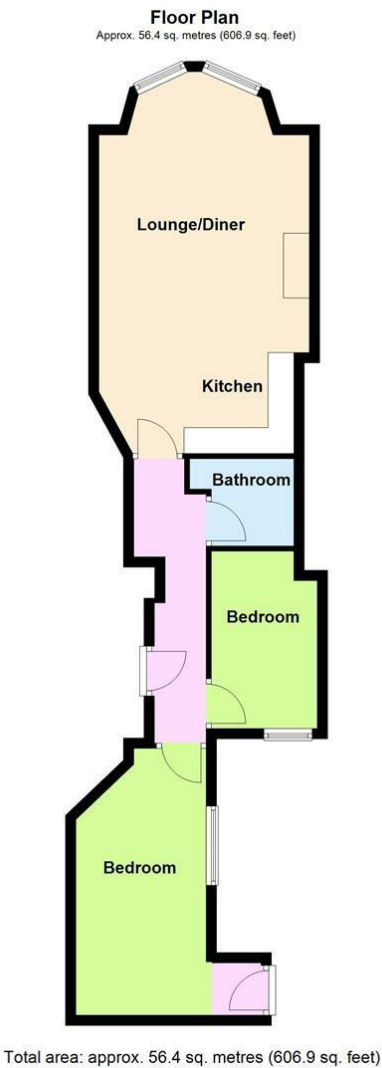
Westerly aspect courtyard area with table and chairs. Private front terrace with direct southern sea views.

Tenure

Leasehold with approximately 105 years remaining on the lease.

Annual Maintenance Charge - £1,780





| 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.