



2



1



2



TBC





Key Features

- Fourth floor apartment in desirable Worthing seafront development
- South-west facing balcony with stunning sea views
- Two double bedrooms with built-in mirrored storage
- Principal bedroom with en-suite walk-in shower
- Spacious lounge/diner with sliding doors to balcony
- Separate fitted kitchen with integrated appliances
- Views of the South Downs from the rear of the property
- Garage located within the compound
- Close to shops, transport links, parks and the beach
- Council Tax Band E | EPC Rating TBC

We are delighted to offer this fourth-floor flat in a highly desirable seafront development in Worthing, boasting spectacular sea views from a south-west facing balcony and beautiful views of the South Downs to the rear. The property features two double bedrooms, including a principal bedroom with en-suite, a spacious lounge/diner, separate kitchen, family bathroom and a garage within the compound.

The property is accessed via a secure communal entrance with telephone entry system, leading into a welcoming hallway with a useful storage cupboard housing the hot water tank.

The spacious lounge/diner is a bright and comfortable living space featuring gas-fired radiators with thermostatic heat control, TV and WiFi points, and double-glazed sliding doors opening onto the south-west facing balcony. The balcony offers ample space for a table and chairs, making it the perfect place to relax while enjoying uninterrupted sea views.

The separate kitchen is fitted with tiled flooring and part-tiled walls and is equipped with a gas hob, oven, built-in extractor fan, integrated fridge/freezer, washing machine and dishwasher. A double-glazed window provides lovely views across the South Downs.

Both bedrooms are generous doubles and benefit from built-in mirrored storage. The principal bedroom enjoys views towards the Downs and features a modern en-suite with a walk-in shower. Bedroom two also enjoys downland views and fitted mirrored storage.

A separate family bathroom completes the accommodation and features a walk-in shower and heated towel rail.

Externally, the property benefits from a garage located within the compound. Positioned directly on Worthing's seafront, the apartment is conveniently located close to local shops, bus routes, schools and nearby parks, with the beach quite literally on your doorstep.

Tenure

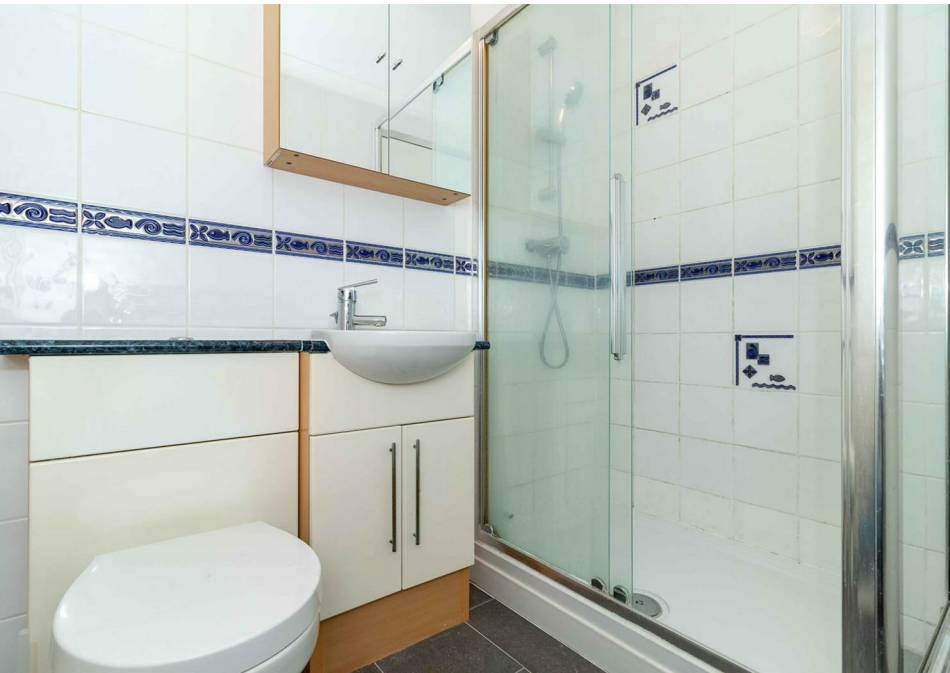
Leasehold with 962 years remaining.
Service Charges: £3400 per annum.



robertluff.co.uk

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

Robert
Luff & Co

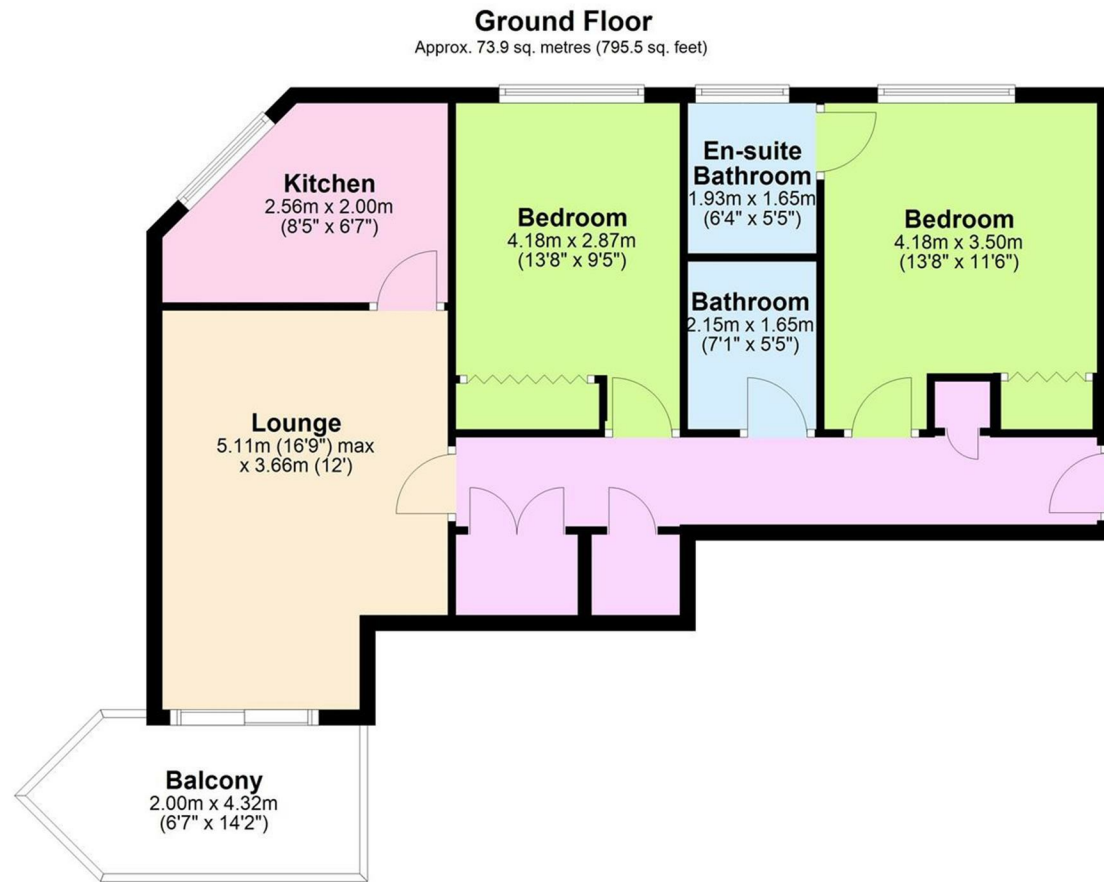


robertluff.co.uk

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

Robert
Luff & Co

Floor Plan West Parade



Total area: approx. 73.9 sq. metres (795.5 sq. feet)



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

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co