Robert Luff & Co

Marine Parade, Worthing

Leasehold - Share of Freehold - Asking Price £460,000

2

1

2

B

We are delighted to offer this well presented two double bedroom ground floor apartment, situated within a prestigious development in the heart of Worthing and enjoying stunning elevated south facing sea views. The property benefits from spacious accommodation, its own private entrance, an en suite shower room, communal gardens and secure underground parking with provision for the installation of an EV charging point.

Key Features

- Two Double Bedroom Ground Floor Apartment
- Prestigious Development in the Heart of Worthing
- Stunning Elevated South Facing Sea Views
- Spacious Lounge/Diner with Two Large Windows
- Fitted Kitchen with Integrated Appliances
- Principal Bedroom with Fitted Wardrobes and En Suite
- Family Bathroom with Bath and Shower Over
- Communal Gardens
- Secure Underground Parking Wired for EV Charging
- Council Tax Band E | EPC Rating B

The accommodation can be accessed via the communal entrance hall and also benefits from its own private entrance. Internally, an entrance hall leads to a particularly spacious lounge/diner featuring two large windows enjoying elevated views towards the seafront.

Double sliding doors open into the fitted kitchen, which is equipped with a gas hob, cooker hood, fitted oven, washing machine, tumble dryer and integrated fridge/freezer. There are two generous double bedrooms, both with built in wardrobes, with the principal bedroom featuring a south facing bay with two large windows providing further sea views and an en suite shower room. A family bathroom is fitted with a bath with shower over and shower screen.

Outside, residents have use of attractive communal gardens, while secure underground parking is accessed via electric gates and includes an allocated parking space which is wired ready for the installation of an EV charging point if required.

The apartment benefits from a share of freehold and is ideally positioned close to Worthing town centre, the seafront, local shopping facilities, restaurants, parks, bus routes and the mainline railway station.

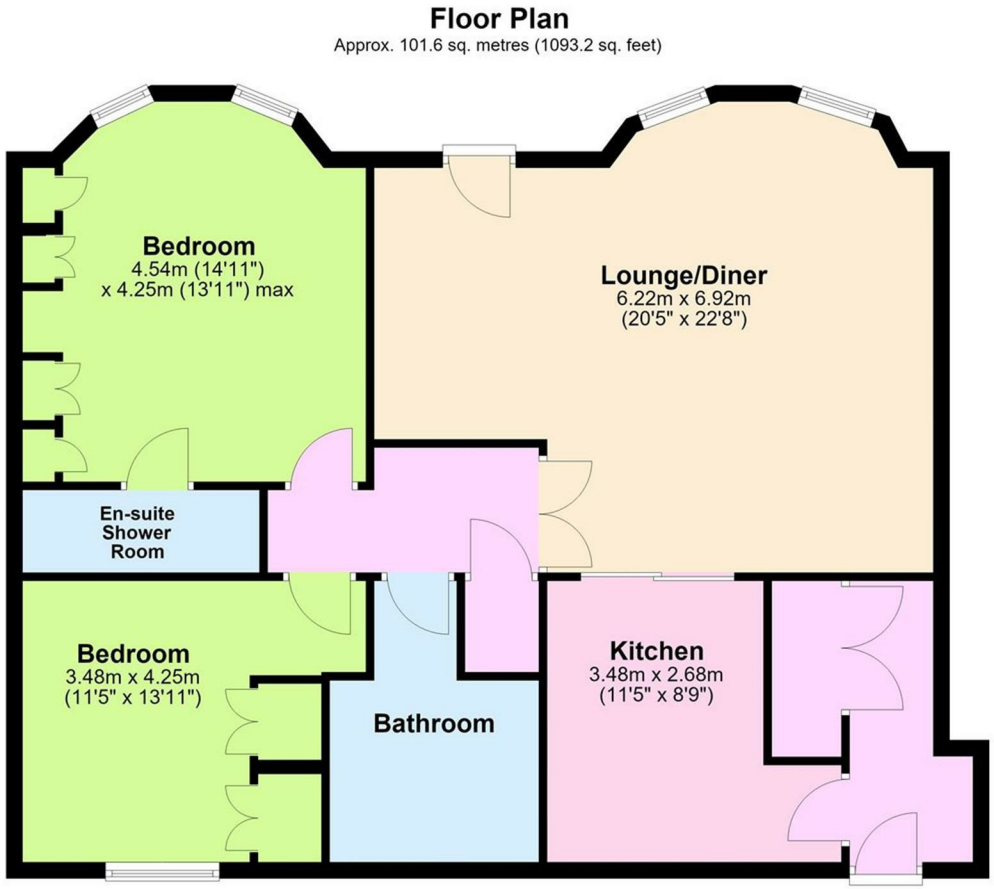
Tenure
Leasehold with 975 years remaining.
Service Charge: £2928.27 half yearly inc.water

robertluff.co.uk

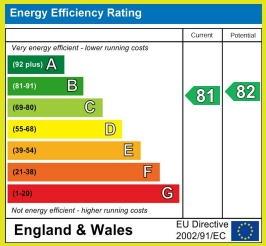
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

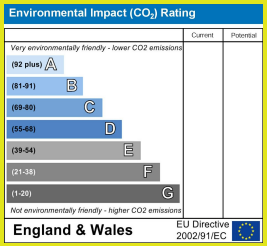
Robert Luff & Co

Floor Plan Marine Parade



Total area: approx. 101.6 sq. metres (1093.2 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.

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

Robert Luff & Co