



Price  
£269,000  
Leasehold

## West Parade, Worthing

- Ground Floor Seafront Apartment
- Two Double Bedrooms
- Wet Room with Separate WC
- Terrace with Sea Views
- Unallocated Residents Parking
- EPC Rating - D
- Council Tax Band - C
- Leasehold

Robert Luff & Co are delighted to offer to the market this two bedroom ground floor apartment situated on Worthing sea front , West of Worthing's pier, close to Worthing town centre shops, restaurants, parks, bus routes and mainline station nearby. Accommodation offers a kitchen, South facing L-shaped lounge/diner, two good sized double bedrooms, a wet room and separate WC. Other benefits include unallocated residents parking and a terrace with sea views.

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## Accommodation

### Communal Front Door

To:

### Communal Hallway

Leading to:

### Private Front Door

Opening into:

### Entrance Hall

Phone entry system. Cupboard with hanging space.

### Kitchen 10'7" x 7'7" (3.23 x 2.32)

A range of wood fronted base and wall units. Work top incorporating a one and a half bowl stainless steel sink with mixer tap. Fitted electric microwave. Fan assisted oven. Fitted four ring gas hob with extractor fan over. Fitted washing machine, tumble dryer and dishwasher. Hard wood floor. Double glazed windows.

### L-Shaped Lounge/Diner 16'6" max x 14'4" max (5.03 max x 4.39 max )

Telephone point. TV point. Two radiators. Coving. Two large double glazed windows with sea views. Double glazed door to enclosed terrace.

### Inner Hallway

Storage cupboard with slatted shelves.

### Bedroom One 15'1" x 10'0" (4.61 x 3.06)

Radiator. Fitted wardrobes with hanging space and mirror fronted doors. Double glazed window with sea views. Double glazed door to terrace.

### Bedroom Two 13'0" x 11'0" (3.98 x 3.37)

Radiator. Fitted wardrobes with hanging space and storage over. Dual aspect double glazed windows. Double glazed door with inbuilt blind to rear terrace.

### Wet Room

Wet room floor. Fitted Mira shower. Tiled walls. Pedestal wash hand basin. Low flush WC. Fitted wood effect fronted vanity storage cupboards. Frosted double glazed window. Heated towel rail.

### Separate WC

Concealed system low flush WC. Wash hand basin with mixer tap. Frosted double glazed window.

### Terrace

Southerly aspect. Wall enclosed Tiled floor. Sea views.

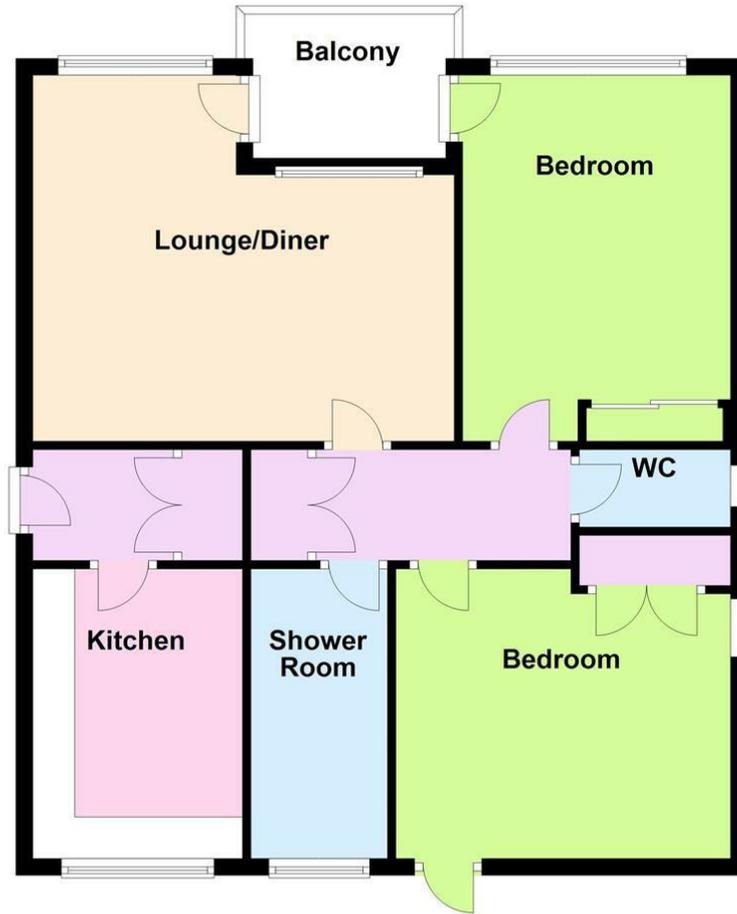
### Tenure

Leasehold with 900 years remaining. Maintenance charge of approximately £3000 per annum.



**Floor Plan**

Approx. 74.9 sq. metres (806.3 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.