



2



1



1



E





Key Features

- Third-floor apartment in a popular purpose-built development
- Two well-proportioned double bedrooms
- Spacious and bright lounge/diner
- West-facing balcony enjoying afternoon and evening sun
- Pleasant rooftop and tree-lined views
- Secure phone entry system
- Lift and stairs providing access to all floors
- Residents' parking available on a first-come, first-served basis
- Close to Worthing seafront, shops, amenities and the mainline railway station
- Approximately 931 years remaining on the lease | Council Tax Band B | EPC Rating E

We are delighted to offer this well-presented two double bedroom third-floor apartment, ideally situated within a popular purpose-built development close to Worthing seafront, local shops, amenities and the mainline railway station. Benefiting from a west-facing balcony with pleasant rooftop and tree-lined views, residents' parking and an impressive lease term of approximately 931 years, this property would make an excellent first-time purchase, investment or downsizing opportunity.

Accessed via a secure communal entrance with phone entry system, the building benefits from both lift and stair access to all floors. The apartment itself offers a welcoming entrance hall with two useful storage cupboards, leading to a bright and spacious lounge/diner, fitted kitchen, two generous double bedrooms and a bathroom.

The standout feature is the west-facing balcony, providing an attractive outlook over the surrounding rooftops and tree-lined road, whilst offering the perfect spot to enjoy the afternoon and evening sunshine.

The property further benefits from residents' parking available on a first-come, first-served basis and an exceptionally long lease of approximately 931 years. Conveniently positioned close to a wide range of amenities, the seafront and transport links, this is a fantastic opportunity for a variety of buyers.

Tenure

Leasehold with approximately 931 years remaining.

Service Charge: £1320 per 6 months

Ground Rent: £7.50 per 6 months



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

