



PCM

£1,995 PCM

# West Parade, Worthing

- STUNNING EXTENSIVE MODERN TWO BEDROOM PROPERTY
- HIGH CEILINGS
- CONSERVATORY AND OFF STREET PARKING
- OFFICE AREA
- APPROXIMETLY 1571 SQFT OR 141 SQ METERS WITH AN 'C' RATING EPC
- IMPRESSIVE SOUTHERLEY ASPECT RECEPTION ROOM
- MODERN FITTED KITCHEN
- PRIVATE GARDEN AND EXTENSIVE COMMUNAL GARDEN
- FITTED CUPBORDS AND WARDROBES
- AVAILABLE NOW

Robert Luff & Co Lettings are delighted to offer this exceptionally spacious and characterful two-bedroom apartment, offering approximately 141 sq m (1,518 sq ft) of accommodation, ideally situated within the sought-after Stoke Court development on Worthing's prestigious West Parade, just moments from the seafront and promenade.

The property boasts substantial and beautifully proportioned accommodation, enhanced by impressive high ceilings which create a wonderful sense of space and character throughout. The accommodation comprises a generous living room, kitchen, two well-proportioned bedrooms, two bathrooms and an additional small internal office, ideal for those working from home or requiring a dedicated study area.

A particular feature of this impressive apartment is the conservatory, providing additional living space and access to a private patio garden, ideal for relaxing, entertaining or enjoying outdoor dining.

Residents also benefit from attractive communal gardens, offering further outdoor space within this established coastal development. The property additionally enjoys the considerable advantage of two parking spaces, a particularly desirable feature in this popular seafront location.

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## Accommodation



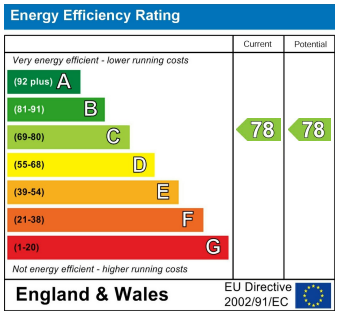


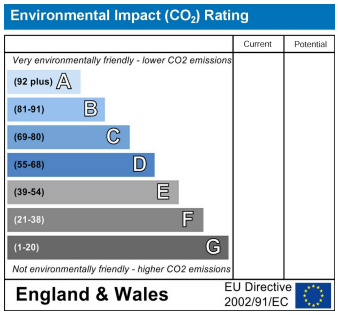




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# Floorplan




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.

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