Robert Luff & Co

Marine Parade, Worthing

Leasehold - Asking Price £375,000

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We are delighted to offer this beautifully presented, like-new two double bedroom apartment situated within one of Worthing's most prestigious seafront developments. Occupying an elevated position with glorious sea views, the property features a stunning south-facing balcony, an en suite to the principal bedroom and high-specification accommodation throughout, all within easy reach of local shops, bus routes, Worthing promenade and the mainline station.

Key Features

- Prestigious seafront apartment in a highly regarded development
- Two generous double bedrooms with built-in wardrobes
- Principal bedroom with luxury en suite bathroom
- Stunning south-facing balcony with uninterrupted sea views
- Spacious open-plan kitchen, living and dining room
- High-specification kitchen with integrated Siemens appliances
- Contemporary shower room with rainfall shower
- Lift access and secure telephone entry system
- Chain-free sale and ready for immediate occupation
- Council Tax Band E | EPC Rating B

Located within this highly sought-after seafront development, the apartment can be accessed via either a lift or staircase. The welcoming entrance hall features a secure telephone entry system and a large storage cupboard housing the washing machine, fuse board and providing excellent day-to-day storage.

There are two generous double bedrooms, both beautifully presented with neutral décor and built-in wardrobes. The principal bedroom benefits from a luxurious en suite bathroom comprising a bath with shower over, low-level WC, wash hand basin, mirrored storage cupboards and a heated towel rail. The second bedroom enjoys similar proportions and pleasant outlooks towards the South Downs.

A contemporary family shower room serves the remainder of the accommodation and is fitted with a large walk-in rainfall shower, glazed screen, low-level WC, wash hand basin, heated towel rail and stylish tiling to both walls and floors.

The heart of the home is the impressive open-plan kitchen, living and dining area. The kitchen is fitted with a comprehensive range of gloss wall and base units and incorporates a selection of integrated Siemens appliances, including double ovens, dishwasher, fridge/freezer and ample pull-out storage. The spacious living area is flooded with natural light from large sliding doors which open onto the superb south-facing balcony.

The balcony provides a wonderful space for relaxing or entertaining whilst enjoying uninterrupted views across Worthing seafront, taking in spectacular sunrises to the east and sunsets to the west. Offered for sale chain free, this exceptional apartment represents a rare opportunity to acquire a turnkey coastal home in one of the town's premier developments.

Tenure
Leasehold with 113 years remaining.
Ground Rent - £378 per annum
Service Charge - £4, 174 per annum

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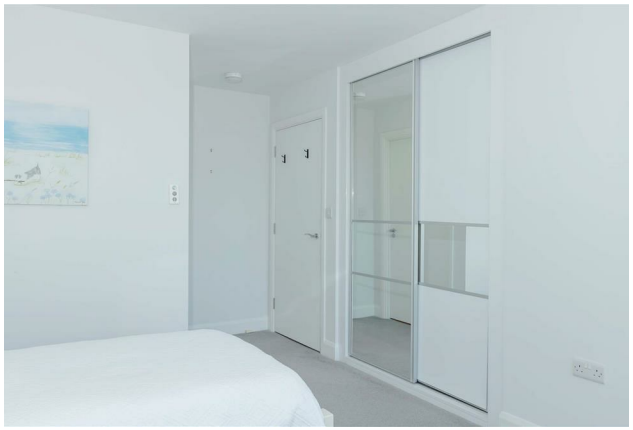

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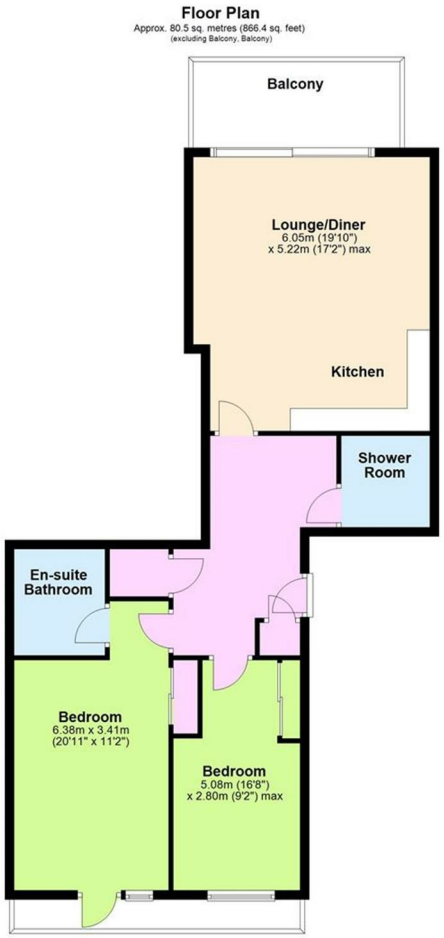
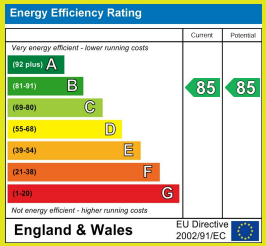
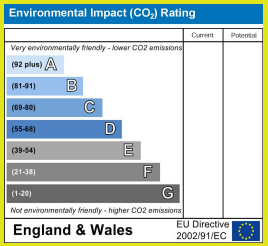
Floor Plan Marine Parade



Total area: approx. 80.5 sq. metres (866.4 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.

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