



Per Calendar Month
£1,995 Per

Beach Residences, Worthing

- Beautiful Upper Floor Flat
- Two Double Bedrooms
- Worthing Seafront Location
- Stunning Ocean Views
- Open Plan Lounge / Dining Room / Modern Kitchen
- Balcony Looking Out to Sea
- En-Suite To Bedroom One
- Further Shower Room
- Allocated Undercroft Parking
- EPC Rating - B

Robert Luff & Co Lettings are delighted to offer to market this beautifully presented luxury upper floor seafront apartment ideally situated close to the town centre shops, restaurants, parks, bus routes and with the mainline station nearby. The Beach Residences was recently built by Roffey Homes and has become one of the most sought after developments in the Worthing area. Accommodation offers spacious entrance hall, large open plan lounge / dining room into stunning modern kitchen, two large double bedrooms include master with en-suite and separate shower room. Other benefits include a full width balcony with beautiful sea views and allocated undercroft parking. Available middle of June

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance

East entrance stairs and lift to fifth floor, front door into:

Hallway

Cupboard housing boiler, video entry system, double doors to utility cupboard with space and plumbing for washing machine, space for further appliances, storage and shelving, door into:

Lounge / Dining Room 17'4 x 14'3 (5.28m x 4.34m)

Lounge Area

Glass pull door, TV point, a range of storage cupboards with TV plinth and shelving, double glazed windows and sliding door to balcony.

Balcony

Full width balcony with stunning view out to sea and across Worthing promenade, glass enclosure, tiled floor, power point, lighting and water tap.

Through way from lounge to:

Kitchen / Diner 19'9 x 10'4 (6.02m x 3.15m)

Attractive kitchen with high gloss fronted wall and base units, integrated fridge freezer, carousel style cupboard, integrated Miele dishwasher, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, Miele induction hob and pop up extractor fan, fitted Miele oven and microwave, Miele warming drawer, coffee machine and glass fronted wine cooler, tiled floor, downlighters, glass splash back, space for dining table, sliding door to balcony.

Bedroom One 21'6 max x 10'7 (6.55m max x 3.23m)

A wide range of fitted wardrobes with mirrored sliding doors, downlighters, windows and sliding door to balcony, stunning views, further fitted bedroom furniture with two chests of drawers, two bedside tables, telephone point, TV point, door to en-suite.

En-Suite

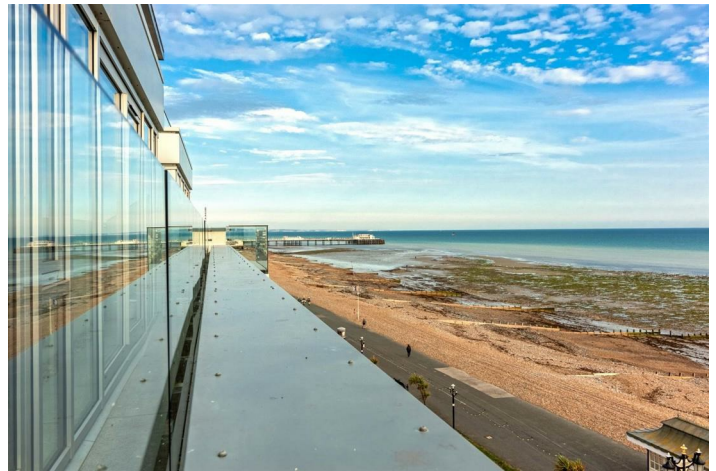
Fully tiled bathroom, tile enclosed bath with mixer tap and shower attachment, low level flush W.C, pedestal wash hand basin with mixer tap, concealed cistern, shower cubicle with rainfall head and separate attachment, heated towel rail, downlighters, mirrored tinted vanity unit, shaver point.

Bedroom Two 11'5 x 10'0 (3.48m x 3.05m)

Double glazed window, sliding door to balcony, fitted tinted mirror fronted wardrobe with hanging space, fitted desk with drawers, cupboards and shelving.

Allocated Parking Space

With lockable storage unit in undercroft parking.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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