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## Description

We are delighted to offer this beautifully presented one-bedroom ground floor apartment, ideally located just yards from Worthing seafront and its popular promenade. The property is well maintained and in good decorative order throughout, featuring a private entrance, spacious accommodation, and the rare advantage of an allocated off-road parking space with CCTV coverage. Perfect for first-time buyers, investors, or those seeking a coastal retreat, this home combines comfort, convenience, and a sought-after seaside setting.

## Key Features

- Beautifully presented one-bedroom ground floor apartment
- Prime location just yards from Worthing seafront and promenade
- Private entrance providing added privacy and independence
- Spacious double bedroom with fitted radiator and storage potential
- Modern bathroom with shower over bath and frosted window
- Bright lounge with TV point, WiFi connection, and garden-facing window
- Well-equipped kitchen with oven, hob, and space for appliances
- Gas central heating with radiators throughout
- Allocated off-road parking space with CCTV coverage for added security
- Council Tax Band A | EPC Rating C





The property is accessed via a private entrance leading into an entrance hall with laminate wood flooring and a gas-fired radiator. The lounge is a bright and comfortable space with carpet flooring, a double-glazed window, gas radiator, TV point, and WiFi connection, and provides access through to the kitchen.

The kitchen is fitted with a range of wall and base units, stainless steel sink with drainer, freestanding oven with four-ring glass hob, space for a fridge/freezer, and a wall-mounted boiler, with a double-glazed window providing natural light.

The bedroom is a well-proportioned double room with carpet flooring, gas radiator, and a double-glazed window, offering ample space for wardrobes and additional bedroom furniture.

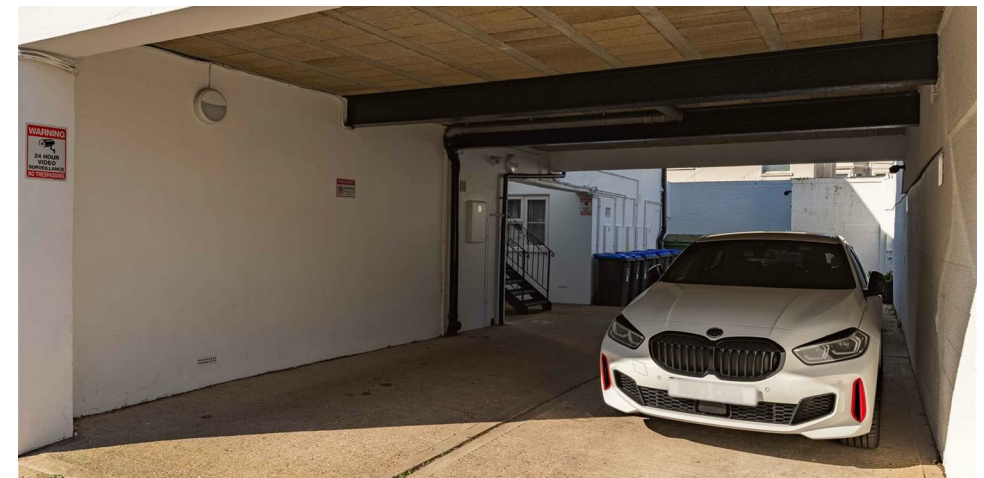
The bathroom comprises a panel-enclosed bath with overhead shower, part-tiled walls, WC, sink, gas radiator, and a frosted double-glazed window. Externally, the property benefits from one allocated off-road parking space, conveniently positioned and monitored by CCTV.

#### Tenure

Leasehold - Share of Freehold

984 years remaining.

Service Charges: £2,000 per annum.



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