



## Marine Parade, Worthing

Asking Price  
**£450,000**  
Leasehold - Share of

- Beautiful Victorian Seafront Apartment
- Large Lounge / Dining Room
- South Facing Balcony
- Share of Freehold
- Pets Allowed
- Three Good Size Bedrooms
- Stunning Sea Views
- EPC Rating - TBC
- Shower Room & Separate W.C

Robert Luff & Co are delighted to offer to market this beautifully presented Victorian first floor apartment ideally situated on Worthing seafront with stunning direct sea views and close to the town centre shops, local restaurants, parks, bus routes and the mainline station. Accommodation offers a spacious lounge / dining room, a beautiful contemporary kitchen, three good size bedrooms, shower room and separate W.C. Other benefits include a South facing balcony with stunning sea views and a share of the freehold.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Hall

Large welcoming split level hallway with radiator, entry phone system, door to commons.

### Master Bedroom 14'1 x 12'2 (4.29m x 3.71m )

Double glazed window to rear, sash window to rear, radiator.

### Bedroom Two 10'7 x 11'3 (3.23m x 3.43m )

Sash window to side, radiator, wall mounted boiler.

### Shower Room

Shower cubicle with power shower, sash window to side, wash hand basin set into vanity unit.

### Separate W.C

Sash frosted window to side, low level flush W.C, wall mounted wash hand basin.

### Bedroom Three 13'4 x 9'8 (4.06m x 2.95m )

Sash window to rear, radiator, telephone point.

### Kitchen 12'1 x 6'6 (3.68m x 1.98m )

Sash window with direct sea views, sink with mixer tap and drainer inset to work surfaces, base units, integrated dishwasher, range cooker, cooker hood above.

### Breakfast Area 11'10 x 5'11 (3.61m x 1.80m)

### Lounge / Dining Room 22'0 x 13'10 (6.71m x 4.22m )

Sash windows with direct sea views including a view down to the Pier, radiator, TV and telephone point, access onto a South facing balcony.

### Balcony

South facing with space for table and chairs.

### Tenure

The property is share of freehold with 990 years remaining on the lease.

### Agents Notes

Pets allowed.



# Floorplan



**Floor Plan**

Total floor area 98.0 sq. m. (1,055 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	71
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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

T: 01903 331247 E: info@roberluff.co.uk

www.roberluff.co.uk