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GUIDE PRICE - £375,000 - £390,000.

We are delighted to offer this well-presented two-bedroom top floor apartment, forming part of the highly sought-after Sheraton Lodge development and enjoying breathtaking panoramic views across the English Channel, Worthing promenade and beautifully maintained communal gardens, all within easy reach of the town centre and seafront amenities.

The property is well presented throughout and benefits from gas-fired central heating, double glazing, a telephone entry intercom system, lift access to all floors and the added advantage of a large garage located within the development. A particular feature is the substantial storage room situated to the rear of the garage, providing an exceptional amount of additional storage space and offering flexibility for a variety of uses.

The accommodation comprises a bright and spacious south-facing lounge enjoying stunning sea views, together with a fitted kitchen/breakfast room which also benefits from delightful views towards the coastline and sea.

There are two double bedrooms, with the principal bedroom featuring fitted wardrobes, distant views towards the South Downs and access to an en-suite shower room. The second bedroom is also a generous double room and enjoys pleasant distant views. The accommodation is completed by a bathroom fitted with a white suite.

Sheraton Lodge occupies a prime seafront position, directly opposite Worthing's promenade and beach, whilst the town centre, with its comprehensive range of shopping facilities, restaurants, cafés and transport links, is within easy reach.

Internal viewing is highly recommended to fully appreciate the superb coastal views, excellent location and the benefit of a large garage with a substantial adjoining storage room within the development.

#### **Tenure**

Leasehold with 158 years remaining.

Service Charge: £5,338 per annum.

Ground Rent: Peppercorn.

### **Key Features**

- Top floor (second floor) apartment
- Two double bedrooms
- South-facing lounge
- Fitted kitchen/breakfast room with sea views
- En-suite shower room to principal bedroom
- Outstanding views across the promenade, sea and communal garden
- Close to Worthing town centre and amenities
- Large private garage with additional storage room
- Chain free
- Leasehold | EPC Rating C | Council Tax Band E

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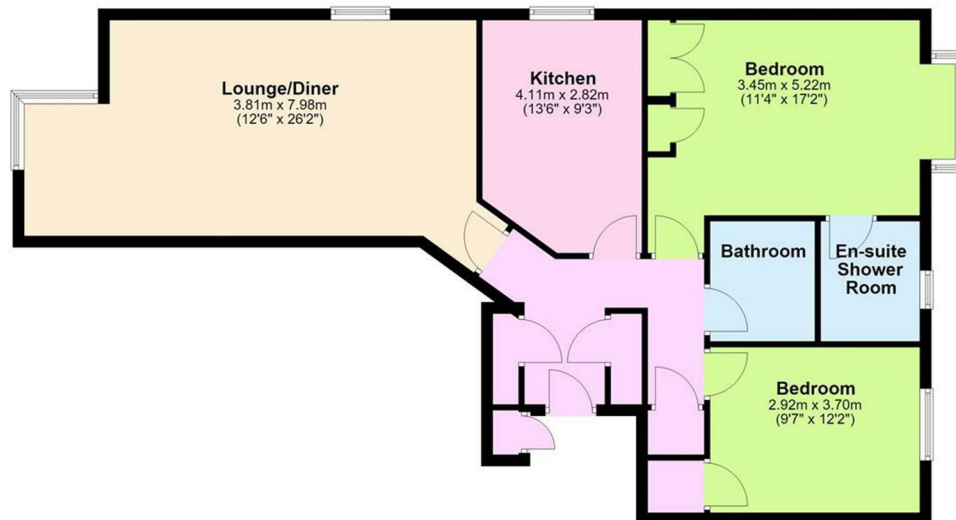
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## Floor Plan West Parade

**Floor Plan**  
Approx. 48.5 sq. metres (521.5 sq. feet)



**Floor Plan**  
Approx. 90.8 sq. metres (977.3 sq. feet)



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (82 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (61-81) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (49-60) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (35-48) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (21-34) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (11-20) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Not energy efficient - higher running costs |         |           |                                                                 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.

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