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C



Description

We are delighted to offer to market this top floor flat in a well-maintained period building, ideally situated on Marine Parade just off of Worthing's popular seafront and promenade just a stone's throw from the beach and close to town centre shops, restaurants, parks, bus routes and the mainline station. Accommodation offers an open plan lounge/kitchen, two bedrooms and a bathroom. The property also benefits from high ceilings, original coving, skirting, architraves and window frames throughout.

Key Features

- Top Floor Flat
- Open Plan Lounge/Kitchen
- EPC Rating C
- Two Bedrooms
- Original Features
- Council Tax Band A





Communal Area

Clean and tidy with original features, radiators and wide staircase.

Open Plan Lounge/Kitchen 3.93 x 6.2 (12'10" x 20'4")

With feature fireplace, two radiators, traditional window frames with large double glazed sash windows with beautiful direct sea views, and made to measure blinds. Kitchen Area - with tiled splashback, worktops with base, wall and drawer units, integrated Bosch oven and electric hob with overhead extractor, ceramic one and a half basin and drainer with space for white goods. Door to small walkway through to:

Bedroom One 2.33 x 3.83 (7'7" x 12'6")

With radiator, double glazed sash window with direct sea views and made to measure blind.

Hallway

With radiator, large cupboard with shelving and phone entry system.

Bedroom Two 3.65 x 2.60 (11'11" x 8'6")

With double glazed window with made to measure blind and radiator.

Bathroom

With tiled splashbacks, radiator, extractor fan, pedestal basin, WC, bath with wall mounted controls and shower attachment.

Tenure

Leasehold with 114 years remaining.





Floor Plan Marine Parade



Total area: approx. 50.0 sq. metres (537.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
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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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co