



£1,750

## Marine Parade, Worthing

- Fully furnished luxury seafront flat
- Well-furnished bedroom with a king-size bed and flat-screen TV
- Unique feature in the bathroom - a built-in TV
- Bright and welcoming open-plan kitchen and living space
- High-quality kitchen appliances and a sterilized water filter tap
- Elegant and modern ambiance with wooden floorboards and neutral decor
- EPC Energy Rating TBC

ROBERT LUFF & CO ARE DELIGHTED TO OFFER FOR RENT A FULLY FURNISHED LUXURY FLAT ON WORTHING SEAFRONT.

The apartment entrance features a main front door leading to 1.5 flights of communal stairs, providing access to the unit. Upon entering, you're greeted by Bedroom 1, complete with a comfortable King Size Bed, Flat Screen TV, Wardrobe, and Chest of Drawers. To the left of the entrance, you'll step into a spacious open-plan kitchen and living area, where unique design elements and atmospheric lighting set the mood. This area is furnished to a high standard, featuring a sofa bed, a dining area accommodating 4-6 guests, and an additional breakfast bar with seating for 3.

The kitchen is brand new and well-equipped, boasting modern amenities such as a Fridge/Freezer, Bosch Induction Hob, Extractor Fan, Bosch Double Oven/Microwave, Wine Fridge, Boiling Water Tap, and Built-in Sterilised Water Filter Tap. It also comes fully stocked with a Knife Block Set, Pots, Pans, Cutlery, Glasses, Cups, Plates, and Bowls.

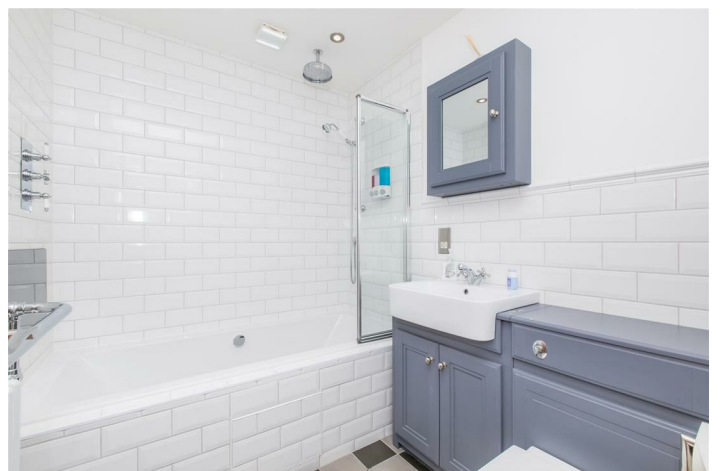
Towards the rear of the apartment, you'll discover a thoughtfully presented bathroom with a basin and built-in storage cupboard, a shower/bath, and a W.C. One of its standout features is the built-in TV, adding a touch of luxury to your bathing experience.

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## Accommodation



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Flat 2, Marine Parade, Worthing



First Floor  
Approximate Floor Area  
614.61 sq ft  
(57.10 sq m)

Approximate Gross Internal Area = 57.10 sq m / 614.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             |                         |
| Very energy efficient - lower running costs | CurrentPotential        |
| (92 plus) A                                 |                         |
| (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 <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
|                                                                 |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | CurrentPotential        |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (69-80) C                                                       |                         |
| (55-68) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-20) G                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

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