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TBC



Description

We are delighted to offer this exceptional three-bedroom penthouse residence, occupying the entire top floor of this highly regarded seafront development and enjoying breathtaking 360° panoramic views. A spectacular wrap-around terrace takes in far-reaching coastal views east towards Worthing Pier, Beachy Head and Birling Gap, while to the west are wonderful sunsets over Highdown Hill and the Isle of Wight. Salvington Windmill can also be seen to the north, further enhancing the remarkable outlook from this truly rare home in an outstanding seafront position.

Key Features

- Three-Bedroom Penthouse Residence
- Occupying the Entire Top Floor
- Breathtaking 360° Panoramic Views
- Spectacular Wrap-Around Balcony
- Spacious Open-Plan Living/Dining Area
- Three Generous Double Bedrooms
- Principal Bedroom With En-Suite & Dressing Area
- Residents' & Guest Parking
- Garage Available By Separate Negotiation
- Council Tax Band E | EPC Rating TBC | Chain Free





Available for the first time in many years, the property offers an impressive amount of space and a wonderfully versatile layout, equally suited to those seeking a substantial permanent home, a convenient downsizing option, a lock-up-and-leave residence or an exceptional seaside retreat.

At the heart of the accommodation is a superb open-plan living and dining area, providing plenty of space for both relaxing and entertaining. This is complemented by a modern kitchen and two conservatory additions, currently arranged as a gym area and a useful breakfast/utility space, adding further flexibility to the living accommodation. There are three generous double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom and dressing area. A separate family bathroom serves the remaining bedrooms.

Undoubtedly one of the most impressive features is the remarkable wrap-around balcony, which takes full advantage of the property's

elevated position and provides an incredible 360° outlook. The eastern aspect offers far-reaching views across the sea, taking in Worthing Pier and extending beyond towards the dramatic coastline of Beachy Head and Birling Gap. To the north, Salvington Windmill is clearly visible, while the western terrace enjoys an equally captivating outlook towards Highdown Hill and its Bronze Age hillfort, a historic site associated with the celebration of the summer solstice.

The western terrace also provides a wonderful vantage point for watching the changing position of the setting sun. During the summer months, the sun sets behind Highdown Hill, whilst in winter it sets behind the Isle of Wight, with both views clearly visible from the terrace. This exceptional outside space provides a wonderful setting for entertaining, relaxing or simply enjoying the ever-changing coastal scenery throughout the year.

Whilst the property would benefit from some updating, it

presents an exciting opportunity for the incoming owner to create a truly outstanding home to their own taste. Its combination of substantial accommodation, extensive outside space and exceptional views makes it a particularly exciting proposition. Further benefits include residents' and guest parking to both the front and rear of the property, with a garage at the rear available by separate negotiation.

The location is equally appealing, with the beach and promenade immediately accessible and a wide range of shops, restaurants, parks and local amenities within easy reach. Excellent bus services operate nearby, while the mainline railway station provides convenient connections towards Brighton and London.

Penthouse properties of this size and calibre, occupying

an entire top floor and enjoying such spectacular panoramic views, rarely become available, and an early viewing is highly recommended. This is a truly exceptional opportunity to acquire a substantial coastal home with remarkable panoramic views and an outstanding wrap-around terrace.

Tenure

Leasehold - Share of

Freehold - with 934 years remaining.

Service Charge: £490.13 per calendar month.





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Floor Plan West Parade



Total area: approx. 149.2 sq. metres (1605.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating					
Current	Potential		Current	Potential				
Very energy efficient - lower running costs		(92 plus) A	Very environmentally friendly - lower CO ₂ emissions					
		(81-91) B						
		(69-80) C						
		(55-68) D						
		(39-54) E						
		(21-38) F						
		(1-20) G						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions					
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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