



2



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2



B



## Description

We are delighted to offer this first floor apartment ideally situated on Worthing's seafront with the town center, bus routes and mainline station nearby. Accommodation offers hallway, kitchen/breakfast room, lounge/diner, two double bedrooms, master with en-suite and separate bathroom. Other benefits include an underground allocated parking space and an enclosed balcony with direct sea views.



## Key Features

- First Floor Seafront Apartment
- Kitchen/Breakfast Room
- Double Length Garage
- Over 55's
- Council Tax Band E
- Roffey Build
- Two Double Bedrooms
- Balcony with Direct Sea Views
- EPC Rating C





### Communal Hallway

Stairs and lift to first floor.

### Front Entrance Door to Hall

Telephone entry system, coving, Hoover cupboard with shelving, cloak cupboard with hanging space and shelving, telephone point and radiator.

### Lounge

**6.48 x 3.86 (21'3" x 12'7")**  
Access to balcony, coving, TV point, two radiators and double glazed windows with westerly views.

### Balcony

Railing enclosed, tiled floor, sea view and pier.

### Kitchen/Breakfast Room

**4.14 x 2.84 (13'6" x 9'3")**  
A range of wood effect fronted wall and base units, worktop, four ring gas hob, 'Zanussi' double oven, one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, radiator, space for breakfast table, double glazed windows with sea views, space for fridge/freezer and part tiled walls.

### Master Bedroom

**5.26 x 3.48 (17'3" x 11'5")**  
Bay double glazed window to rear aspect, a range of white fronted bedroom cupboards with hanging space and shelving with over bed storage, two bedside shelves, radiator and coving.

### En Suite

Corner shower tray with red ring shower, concealed cistern WC, bidet, pedestal wash hand basin, part tiled walls, frosted double glazed window and shaver point.

### Bedroom Two

**3.63 x 2.95 (11'10" x 9'8")**  
Radiator, double glazed window, cupboard with hanging space and shelving.

### Bathroom

**2.11 x 1.83 (6'11" x 6'0")**  
Panel enclosed bath with mixer tap and shower attachment, low level flush WC, wash hand basin inset to vanity unit and fully tiled walls.

### Garage

**11.10 x 2.54 (36'5" x 8'3")**  
Double length with up and over door, power and light and internal door leading to lift and stairs.

### Parking

Off road parking space for visitors by the garages.

### Communal Gardens

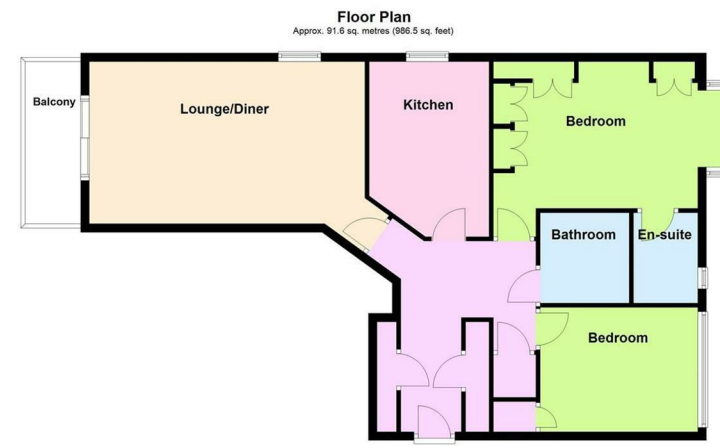
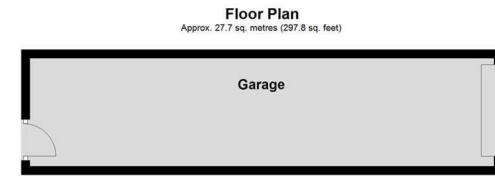
Mainly laid to lawn with attractive borders.

### Tenure & Maintenance

Maintenance including ground rent will be £5077.22 per annum  
Lease Term - 159 Years



# Floor Plan West Parade



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		81	81
England & Wales		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) 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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