



Offers In Excess Of
£205,000
Leasehold

Marine Parade, Worthing

- Period Basement Apartment
- Spacious Double Bedroom
- Long Lease
- Courtyard Garden
- Seafront Location
- Refitted Kitchen and Shower Room
- Council Tax Band - A
- EPC Rating - D

We are delighted to offer to the market this modern basement apartment situated right on the seafront and within walking distance to the town centre, bus routes, parks, and amenities. The property benefits from a spacious hallway, kitchen, double bedroom, living room and a recently refitted bathroom. Other benefits include a courtyard garden, long lease and herringbone flooring throughout the majority of the property.

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Accommodation

Communal Entrance

Door to

Hallway

Spacious hallway. Period style radiator. Attractive herringbone laid floor. Storage cupboard with shelved. Down lights.

Kitchen 10'10" x 5'10" (3.31 x 1.80)

Range of grey fronted base units and draws. Real wood working surfaces incorporating a stainless steel sink with flexible mixer tap. Space and plumbing for washing machine. Fitted electric oven. Lamona electric hob with extractor fan over. Baxi wall mounted boiler. Double glazed window with fitted shutter. Down lights. Tiled floor. Space for fridge/ freezer.

Living Room 14'2" x 13'1" (4.32 x 4.00)

Double glazed two paneled bi-fold door opening onto courtyard garden. Period radiator. Down lights. Attractive herringbone laid flooring.

Bedroom 12'5" x 10'10" (3.79 x 3.31)

Double glazed windows with attractive shutters. Period radiator. Attractive herringbone laid flooring.

Shower Room

Large fitted shower cubicle with attractive fitted black shower with rainfall head and separate attachment. Herringbone tiles. Basin set in a vanity unit with a mixer tap and tiled splashback. Tiled floor. Period style heated towel rail. Low level flush WC. Extractor fan. Frosted double glazed windows. Down lights.

Courtyard Garden

Side return area perfect for storage. Low maintenance patio area with gate access to rear.

Tenure

Years Left On Lease - 964 Years

Annual Service Charge - £1,800



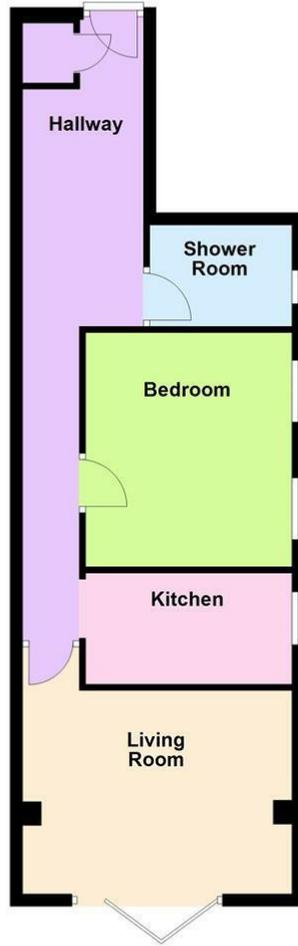
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 53.1 sq. metres (571.7 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

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