

Robert  
Luff & Co

Brighton Road, Worthing

Leasehold - Guide Price £425,000



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## Key Features

- Stunning first-floor seafront apartment
- Westerly-facing private balcony with sea views
- Spacious open-plan kitchen, living and dining area
- Contemporary kitchen with integrated appliances
- Two generous double bedrooms with built-in wardrobes
- Principal bedroom with stylish en-suite shower room
- Modern bathroom with rainfall shower over bath
- Underfloor heating throughout
- Access to beautifully maintained communal facilities, including a swimming pool, spa, landscaped gardens, residents' lounge, concierge reception and a variety of seating areas
- Designated secure undercroft parking space | Council Tax Band D | EPC Rating B | Chain Free Sale

GUIDE PRICE \*\* £425,000 - £450,000 \*\*

We are delighted to offer this stunning two-bedroom first-floor seafront apartment, set within one of the area's most iconic and recently constructed developments. Boasting a westerly-facing private balcony with breathtaking sea views, this contemporary home combines stylish design with high-quality finishes throughout, including underfloor heating and an impressive open-plan living space, as well as secure undercroft parking. Further benefits include access to beautifully maintained communal facilities, comprising a swimming pool, spa, landscaped gardens, residents' lounge, concierge reception, and a variety of seating areas.

The apartment is entered via a welcoming hallway, finished with attractive wood-effect flooring which continues throughout, complemented by the comfort of underfloor heating.

The heart of the home is the impressive open-plan kitchen, living and dining space, thoughtfully designed to maximise natural light and create a sociable environment. The kitchen is fitted with a range of modern light grey base and wall units, enhanced by marble-effect work surfaces and a one-and-a-half bowl sink with mixer tap. Integrated appliances include an induction hob, electric oven, combination oven, and fridge freezer, while a separate utility cupboard houses the boiler, consumer unit, and provides space and plumbing for a washing machine.

The living area comfortably accommodates both lounge and dining furniture, with full-height double-glazed aluminium windows and sliding doors enhancing the sense of space and light, while providing direct access to the private westerly-facing balcony with stunning sea views.

Both bedrooms are well-proportioned doubles, each featuring built-in wardrobes and full-height windows. The principal bedroom benefits from a contemporary en-suite shower room.

The main bathroom is finished in a modern style, comprising a bath with rainfall shower over, concealed cistern WC, wash hand basin, and stylish tiling.

Residents of this prestigious development enjoy access to a range of beautifully maintained communal facilities, including a swimming pool, spa, landscaped gardens, residents' lounge, concierge reception, and various seating areas, creating a truly luxurious coastal lifestyle. The property further benefits from secure undercroft parking.

## Tenure

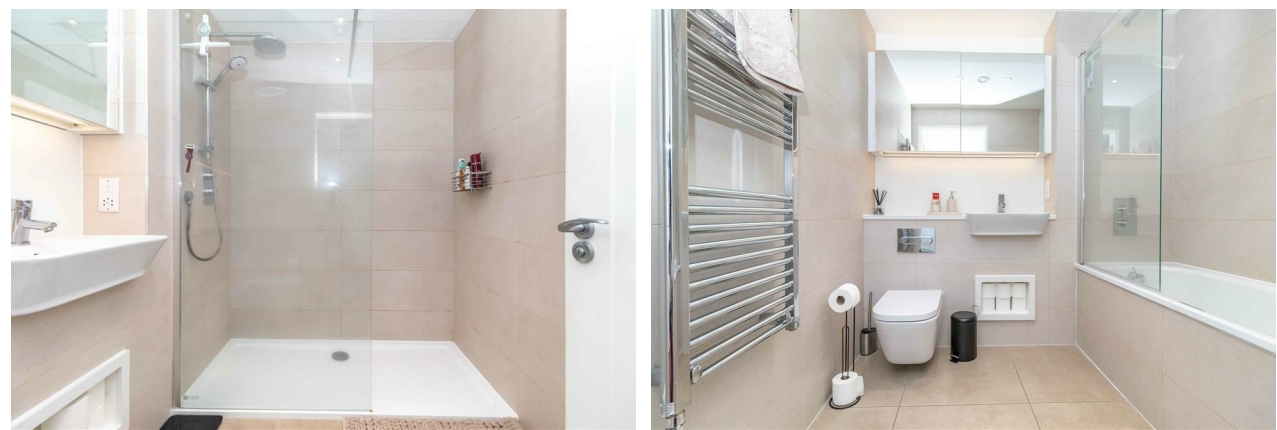
Leasehold - 120 years remaining | Ground Rent: £250 per annum | Service Charge: £400 per month



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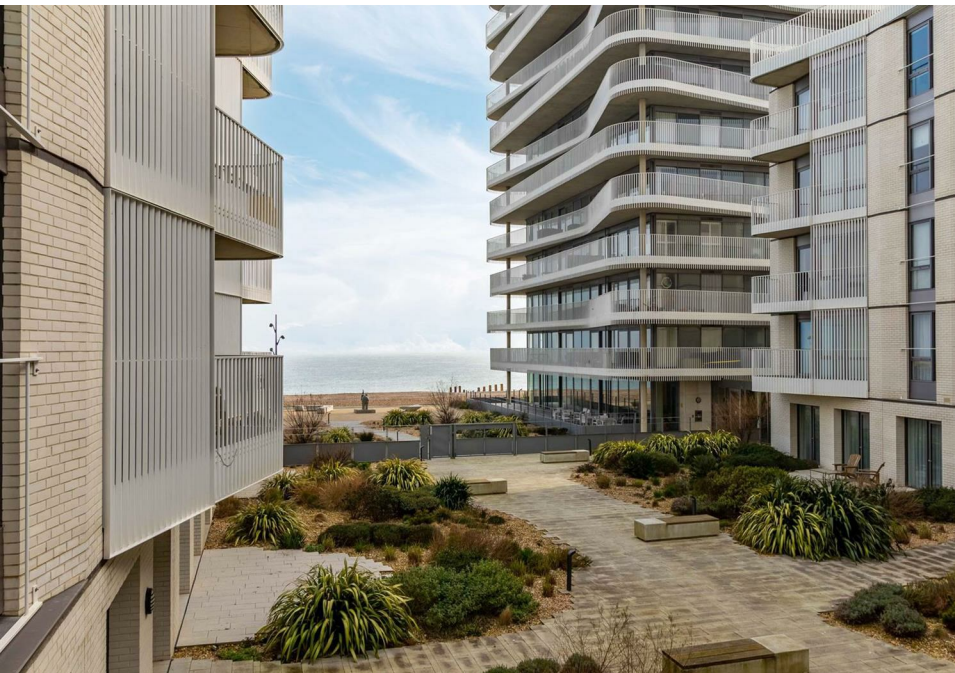


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## Communal Areas

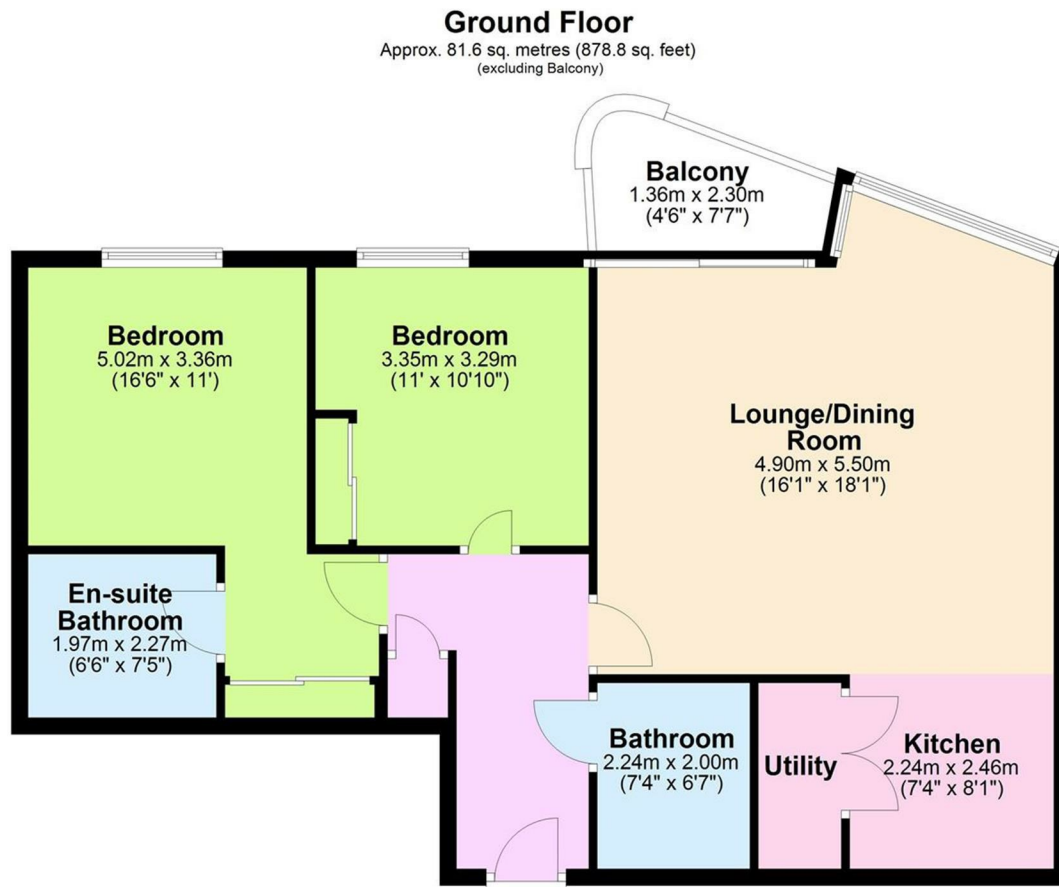


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# Floor Plan Brighton Road



Total area: approx. 81.6 sq. metres (878.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(39-60) <b>C</b></p> <p>(15-58) <b>D</b></p> <p>(9-34) <b>E</b></p> <p>(1-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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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