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Description

Robert Luff & Co are delighted to offer this stunning and exceptionally spacious penthouse apartment, occupying the entire seventh floor and enjoying stunning panoramic views across Worthing and out to sea. The generous accommodation comprises entrance hall, lounge/dining room, sun terrace, modern kitchen, guest WC, three double bedrooms, modern bathroom and a superb large balcony. Other benefits include double glazed windows, a long lease, no forward chain and residents' parking.

Key Features

- Exceptionally Spacious Penthouse Apartment
- Stunning Panoramic Views
- Beautifully Presented
- Three Double Bedrooms
- Balcony & Key Accessed Private Floor Via Lift
- Yards From Seafront
- Close to Town Centre
- No Forward Chain
- Council Tax Band D
- EPC Energy Rating D (60)



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Communal Entrance

Phone entry system, lift to all floors, private lift with key to reach the Penthouse, access to:

Lobby

Loft access, three storage cupboards, double glazed window to front, electric heater.

Entrance Hall

Four large storage cupboards, phone entry system, loft access, double glazed window to side, telephone point, two further storage cupboards, airing cupboard, side door to roof terrace, feature stained glass window, three electric heaters.

Cloakroom

Double glazed frosted window to side, low-level w.c, wash hand basin set in vanity unit with storage space, part tiled walls.

Living room/breakfast area

Two double glazed windows to side, two electric heaters, TV point, breakfast bar, beautiful sea and downland views across Worthing, windows and door to Sun Room.

Kitchen

Modern fitted kitchen with range of wall and base units and inset one and half bowl sink and drainer unit, double glazed window to side, integrated appliances comprising dishwasher and washing machine, fridge/freezer, oven and grill, electric hob and cooker hood.

Sun Room

Double glazed double sliding doors to roof terrace, tiled flooring, electric heater, beautiful sea views over Worthing.



Bathroom

Two double glazed frosted windows to side, storage cupboard, corner bath with mixer tap, shower cubicle, low-level w.c, wash hand basin set in vanity unit, part tiled walls, electric heater, shaver point.

Bedroom One

Two double glazed windows to side enjoying beautiful sea views and downland views across Worthing, electric heater and TV point. The generous size of the room would allow for the addition of a good-sized en suite, subject to the necessary consents and approvals.

Bedroom Two

Double glazed window to side with sea and downland views, electric heater, fitted cupboards, TV point.

Bedroom Three

Double glazed window to side with sea and downland views, electric heater, built in wardrobes.

Roof Terrace

Wall enclosed, fire escape, 360 degree views across Worthing with views along the South coast, the Downs to the North and beautiful sea views across the roof tops. The roof terrace occupies the whole roof space on the block.

Tenure

Lease Term - 172 Years

Ground Rent - £45 paid half yearly in advance.

Service Charge - £4, 964.70 paid half yearly in advance.





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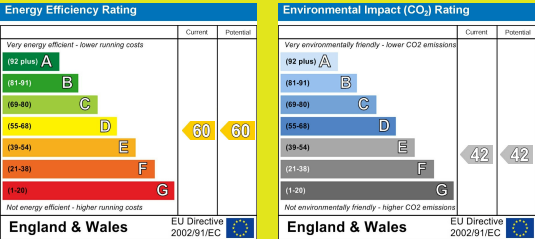


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Floor Plan Boundary Road



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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