



£2,250

Marine Parade, Worthing

- Top-floor luxury apartment with unique coastal location
- Spacious open-plan kitchen/living area with stylish furnishings and entertainment amenities
- High-end kitchen appliances, including Bosch Induction Hob and Wine Fridge
- Well-appointed bedrooms.
- Luxurious bathroom with built-in TV and separate shower room
- Modern design with wooden floorboards and bright interiors
- EPC Energy Rating C (69)

ROBERT LUFF & CO AND DELIGHTED TO OFFER FOR RENT LUXURY THREE BEDROOM MAISONETTE LOCATED ON WORTHING SEAFRONT.

This top-floor apartment offers a unique living experience. As you enter, you'll encounter a journey of 3.5 flights of communal stairs. Upon reaching the top floor, you step into the apartment's hallway, and straight ahead, you'll find yourself in a spacious open-plan kitchen/living space. This area is beautifully furnished and adorned with atmospheric lighting and quirky design elements and a breakfast bar with seating.

The kitchen is equipped with top-of-the-line appliances, featuring a Fridge/Freezer, Bosch Induction Hob, Extractor Fan, Bosch Double Oven/Microwave, Wine Fridge, Boiling Water Tap, and Built-in Sterilised Water Filter Tap. On the same floor, there's a well-presented shower room, a spacious cupboard.

Heading upstairs, you'll discover a good-sized bathroom with a basin, bath, and W.C. A standout feature is the built-in TV, adding a touch of luxury to your bathing experience. There are also two more large double bedrooms.

Throughout the apartment, you'll appreciate the wooden floorboards, white walls, and ceilings, creating a bright and modern living environment.

VIEWING ESSENTIAL!!

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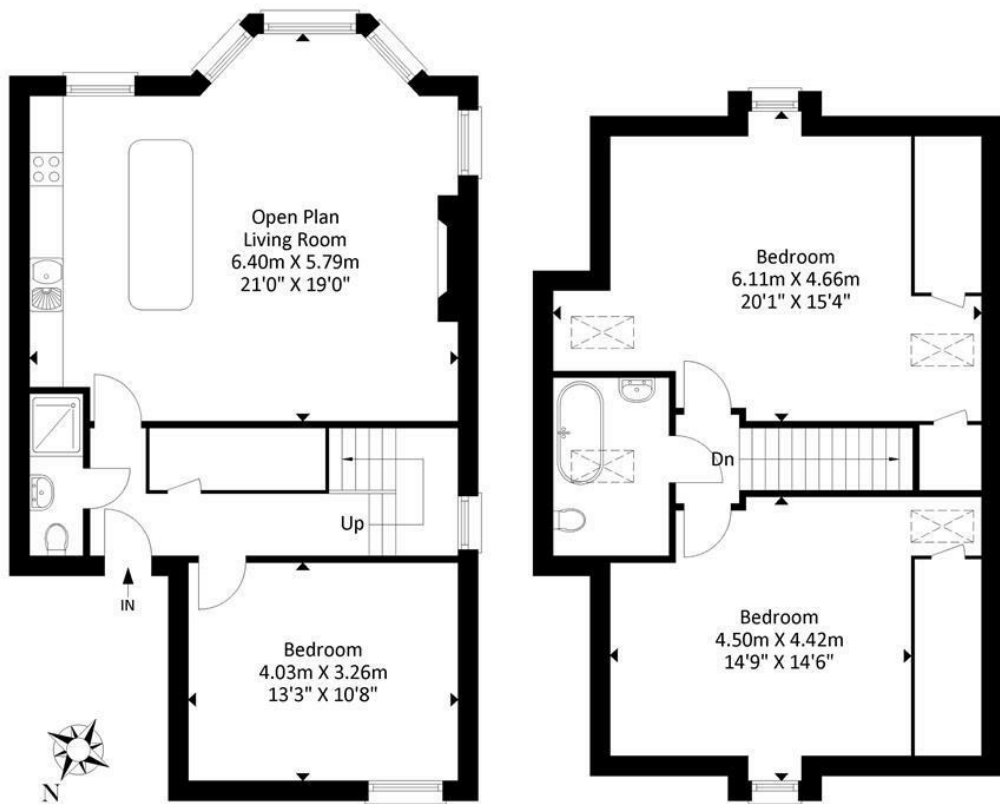
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Accommodation




Flat 4, Marine Parade, Worthing




Second Floor
Approximate Floor Area
643.68 sq ft
(59.80 sq m)

Third Floor
Approximate Floor Area
596.32 sq ft
(55.40 sq m)

Approximate Gross Internal Area = 115.20 sq m / 1240.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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