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1



2



C



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 ad 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

| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | 81 | 74 |

| 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 | 81 | 74 |

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