



## 27 Marine Parade, Worthing, West Sussex BN11 3PT £1,265 PCM

A well-presented and spacious two-bedroom second floor apartment positioned directly on Worthing seafront, boasting uninterrupted panoramic sea views. Ideally located within easy reach of local shops, amenities, and transport links, the property is also just a short walk from the promenade and beach.

The apartment is neutrally decorated throughout and benefits from a secure entry system. Accommodation comprises a welcoming entrance hall, a bright and airy lounge with stunning sea views, a principal double bedroom also enjoying ocean-facing aspects, a modern fitted kitchen, a second double bedroom, and a bathroom fitted with an electric shower.

Carpets to be cleaned prior to occupation.

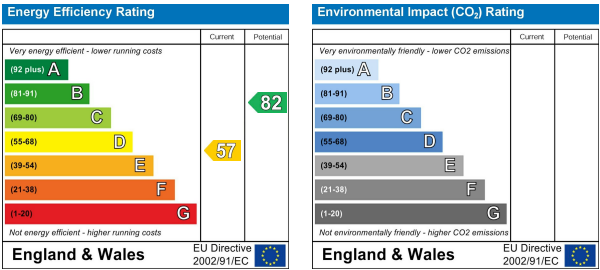
#### ACCOMMODATION:

The accommodation with approximate room measurements comprises:









**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically

**70A Brighton Road, West Sussex, Worthing, BN112EN**  
**Tel: letting@sprattandson**  
**01903234343**  
**www.psandb.co.uk**