



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 32, Seabright West Parade

, Worthing, BN11 3QS

Guide price £225,000

Leasehold Council Tax Band C



A 7th floor seafront flat situated to the rear of Seabright with Downland view and sea views.

In brief the accommodation comprises passenger lift to 7th floor, entrance hall with several storage cupboards, double aspect lounge/diner, kitchen/breakfast room, two double bedrooms, family bathroom. Other benefits include gas central heating (included within the maintenance) and double glazing.

Situated in Seabright, the property is ideally located close the beach and Worthing town centre with it's comprehensive range of pedestrianised shopping facilities. Buses regularly serve the area.

Lease years remaining - 168 years (approx)

Service charge - £3276pa (approx) - Includes hot water and heating

Ground rent - £112.50pa (approx)

Communal entrance to entrance hall

Passenger lift & stairs to 7th floor

Entrance hall with multiple storage cupboards

Double aspect lounge/diner into bay  
22'2 x 12'7 (6.76m x 3.84m)

Kitchen with pleasing views  
16'4 x 7'1 (4.98m x 2.16m)





Bedroom one  
15'8 x 10'7 (4.78m x 3.23m)

Bedroom two  
14'0 x 9'3 (4.27m x 2.82m)

Family bathroom  
6'0 x 5'6 (1.83m x 1.68m)

Communal gardens

Residents parking on 'first come/first served' basis



