



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 6, Seabright West Parade  
, Worthing, BN11 3QR

Asking price £250,000

Leasehold Council Tax Band D



Guide Price \*\*\* £250,000 to £275,000  
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Situated on West Parade, this iconic purpose built apartment is offered for sale with NO ONWARD CHAIN and boasting superb views of the English channel.

In brief the accommodation comprises communal entrance, passenger lift and stairs to first floor, spacious entrance hall with airing cupboard and further storage, double aspect South facing lounge/diner, modern fitted kitchen, two double bedrooms, bathroom, and separate W.C. The South facing balcony is a particular feature of the property boasting beautiful views over the English channel.

There is a garage available to purchase separately. Please make enquiries to the vendor's sole agents.

Externally there are communal gardens which are well maintained, and allocated residents parking.

The location of this building is one of the most prime selling points for anyone looking to live near the sea. Worthing town centre boasts many popular restaurants, cafe's and bars. Being just on the edge of the town, the property is ideal for those looking for convenience and being able to relax.

Lease years remaining - 168 years approx  
Service charge £3000pa approx to include heating  
Ground rent £75pa approx

No pets allowed

Communal entrance

Passenger lift to first floor

Spacious entrance hall





South facing lounge/diner  
19'9 x 13'9 (6.02m x 4.19m)

Balcony with sea views  
10'1 x 3'7 (3.07m x 1.09m)

Kitchen  
9'10 x 7'2 (3.00m x 2.18m)

Master bedroom  
15'5 x 10'9 (4.70m x 3.28m)

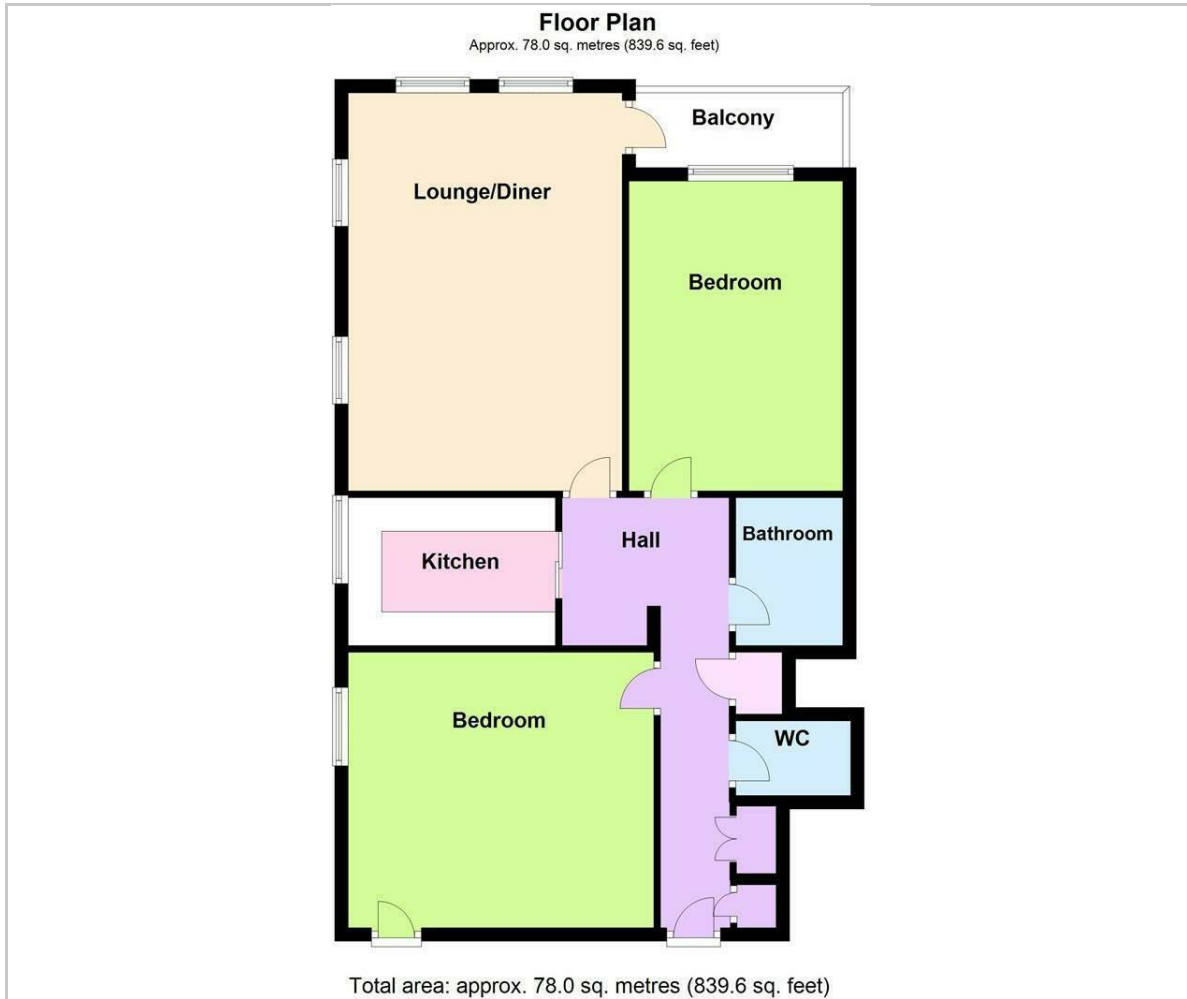
Bedroom two  
14'11 x 7'3 (4.55m x 2.21m)

Bathroom  
7'2 x 5'7 (2.18m x 1.70m)

Separate W.C.  
5'7 x 3'7 (1.70m x 1.09m)



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

