



t: 01903 958770
e: info@jamesandjamessea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA
50B Ferring Street | Ferring | West Sussex | BN12 5JP

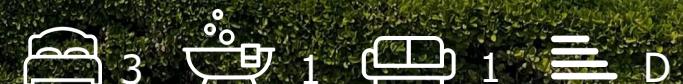
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Marine Point West Parade
, Worthing, BN11 5EE

Guide price £375,000

Leasehold Council Tax Band D



Located directly on the seafront and occupying an enviable fifth-floor position, this purpose-built apartment offers breathtaking panoramic sea views and an exceptional coastal lifestyle. The elevated outlook provides a constantly changing backdrop of sea and sky, creating a strong sense of light, space and tranquillity throughout the home.

The apartment is accessed via well-maintained communal areas with the benefit of two passenger lifts, ensuring convenient access to all floors. Inside, a central hallway leads to all principal rooms, with neutral décor providing a calm and versatile setting for a range of furnishing styles.

The lounge is generously proportioned and flooded with natural light, with large windows perfectly framing the stunning seafront views. From here, access is provided to an enclosed balcony, an ideal space to relax and enjoy the outlook in comfort throughout the year, whether for a morning coffee or an evening wind-down while watching the sunset.

The kitchen is well arranged and functional, offering ample storage and worktop space for everyday use. The apartment features three well-sized bedrooms, providing flexibility for families, sharers or those requiring a home office or guest room. A bathroom serves the property, complemented by a separate WC, adding valuable practicality for day-to-day living.

Further benefits include residents' parking and the advantage of being situated directly along Worthing seafront, with immediate access to the promenade and beach. Worthing town centre is close by, offering a wide selection of shops, bars, cafés and restaurants, while regular bus services operate along the seafront, providing excellent transport links throughout the area.

This spacious seafront apartment combines outstanding views, generous accommodation and a highly convenient location.

Lease years remaining - 999

ENTRANCE

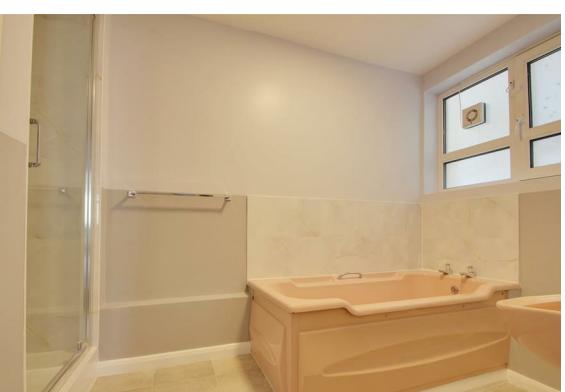




Communal Entrance Hall
Entrance Hall
Lounge Diner
21'8 x 11'9 (6.60m x 3.58m)



Enclosed Balcony
Kitchen Area
10'9 x 8'1 (3.28m x 2.46m)



Bedroom One
13'10 x 12'1 (4.22m x 3.68m)



Bedroom Two
12'0 x 11'4 (3.66m x 3.45m)



Bedroom Three
8'11 x 7'11 (2.72m x 2.41m)

Bathroom

Separate WC



Floor Plan



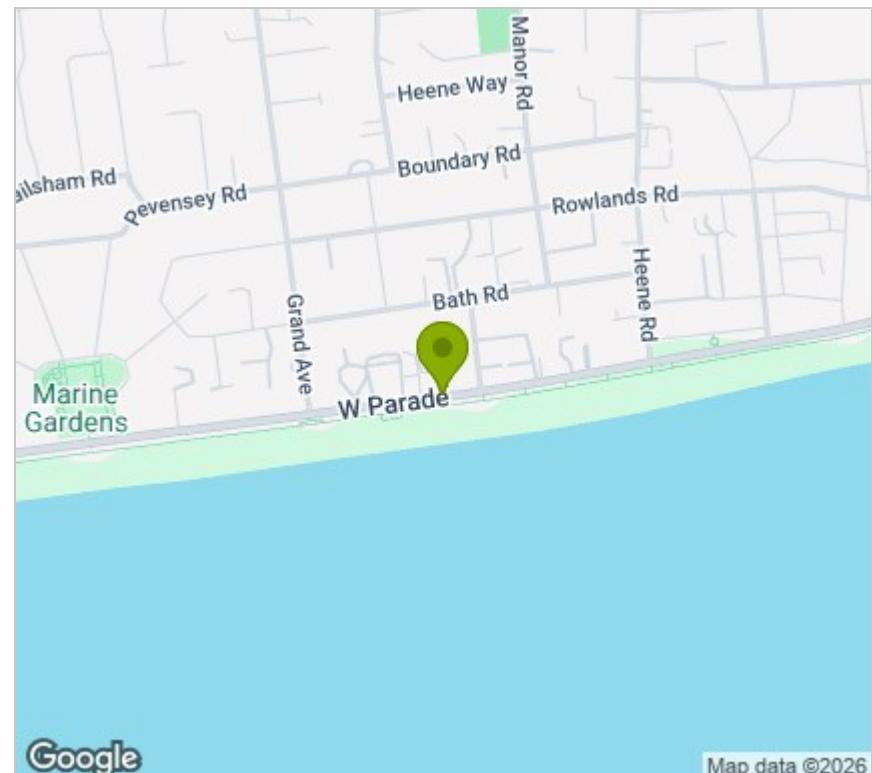
Viewing

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

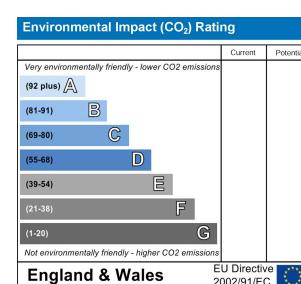
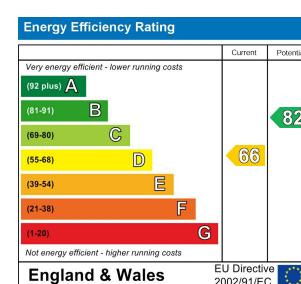
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



www.jamesandjamesea.co.uk

Company No. 12642413