



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: 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



Seabright West Parade
Worthing, BN11 3QS

Guide price £240,000

Leasehold Council Tax Band C



A beautifully presented two bedroom, sixth floor floor, seafront apartment boasting stunning sea and downland views.

In brief, the accommodation comprises passenger lift to sixth floor, solid front door into spacious entrance hall, triple aspect lounge/diner with views across Worthing, The Downs and out to sea. There are two double bedrooms, with the master bedroom having fitted wardrobes. There is a modern fitted kitchen/breakfast room, and a bathroom with separate w/c. Other benefits include central heating included within your maintenance, double glazed windows, and no onward chain. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely apartment.

Situated on the seafront, regular buses serve the area, giving great links into town centre. The nearest mainline railway station is Worthing, which gives good links to most major towns and cities. Please contact the vendor's sole agents to arrange your private viewing tour.

Service charge - £2838pa (includes heating)
Ground rent - £112pa
Lease years remaining - 166
Reserve charge - £888pa (approx)

Passenger lift to 6th floor

Solid front door into entrance hall

Triple aspect lounge/diner
22'3 x 12'4 (6.78m x 3.76m)





Kitchen/breakfast room
16'2 x 7'1 (4.93m x 2.16m)

Bedroom one with fitted
wardrobes
10'5 x 15'0 (3.18m x 4.57m)

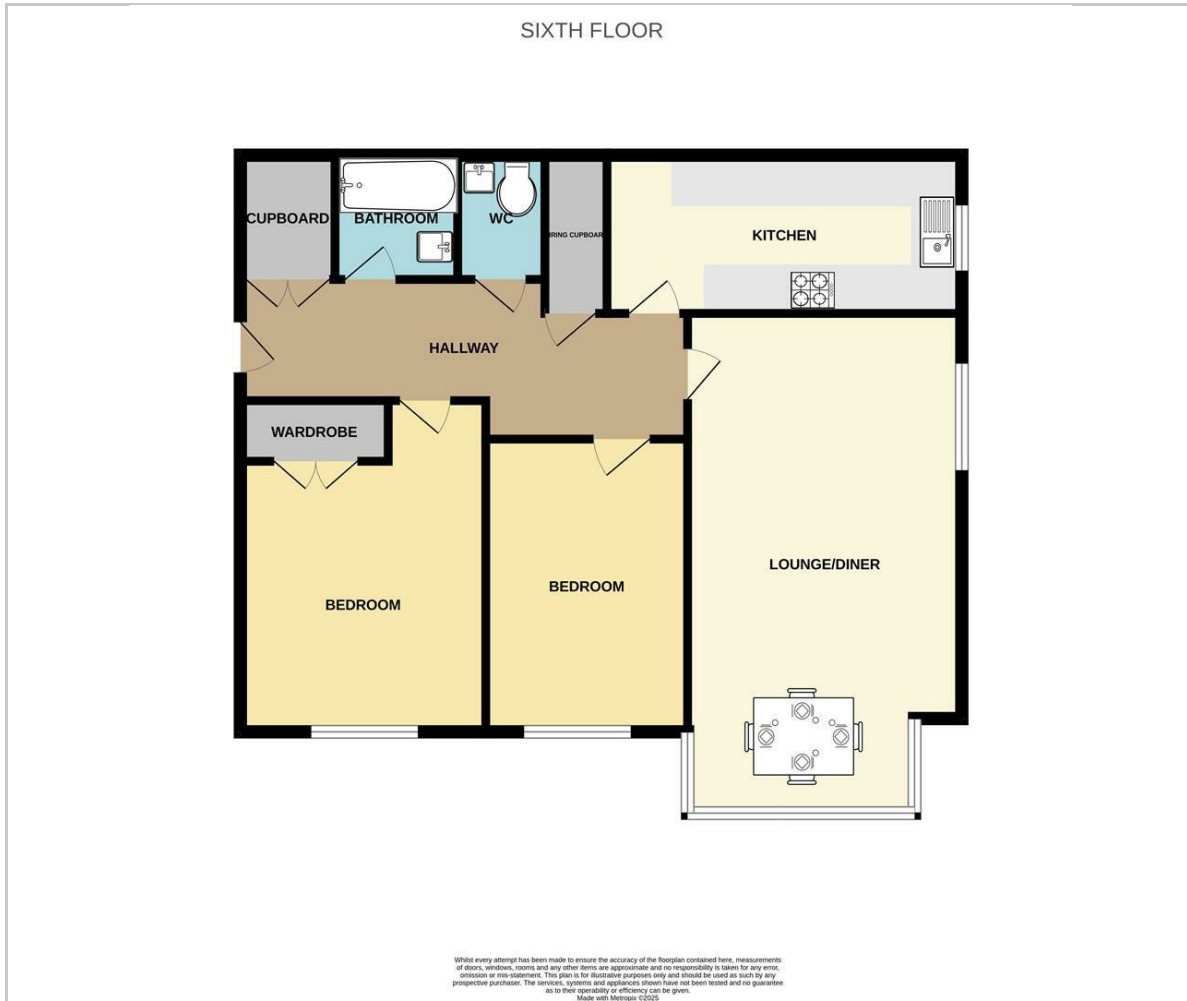
Bedroom two
9'1 x 13'2 (2.77m x 4.01m)

Coloured bathroom suite

Separate w/c



Floor Plan



Viewing

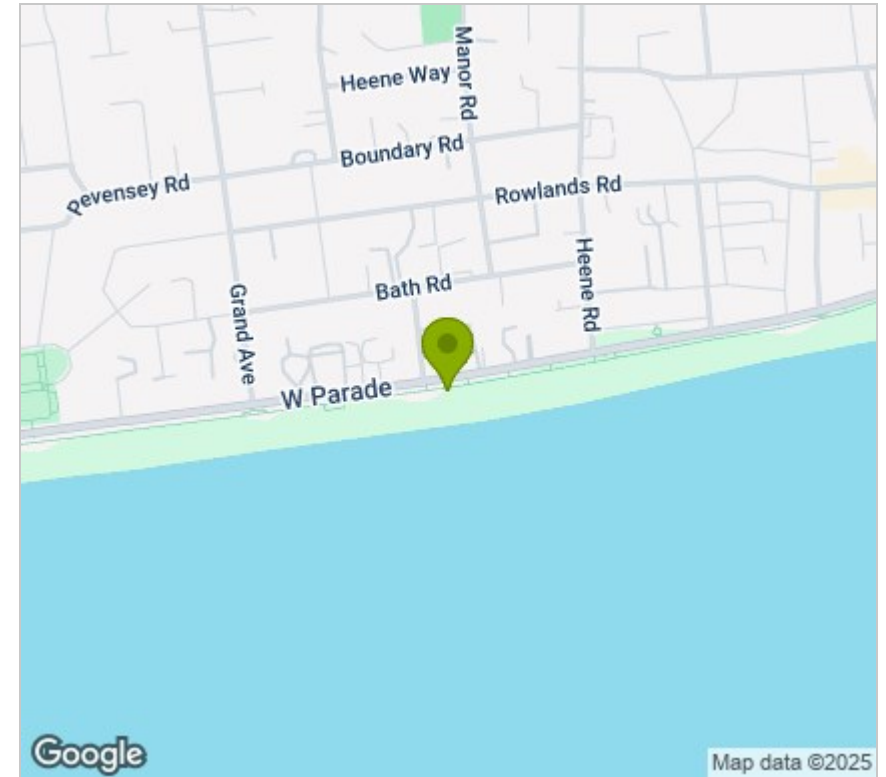
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

