



**West Parade, Worthing, BN11 5EB**  
Asking Price £595,000

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A very rare opportunity to purchase this Top Floor Two Bedroom seafront apartment situated in the highly sought-after Roberts Marine Mansions development built by the well-known developers Roffey Homes. This apartment briefly comprises of; Two generous double bedrooms with an en-suite shower room to Bedroom One, Kitchen with space for table and chairs, tiled bathroom, South Facing living room with access onto the balcony.

- South Facing Second Floor Apartment
- Prestigious Seafront Development
- Lift Access
- Incredible Views
- Two Generous Double Bedrooms
- Garage & Visitors parking
- Balcony
- En-Suite Shower Room





## Communal Entrance

Secure communal entrance. Phone entry system to all apartments. Stair or Lift access to the second floor.

## Entrance hall

Welcoming spacious entrance hall with carpet throughout. Wall mounted phone entry system located by the front door. Feature mid wall panelling. Pendant lights. Radiator. Coat cupboard with hang rail and shelf above.

## Kitchen

4.68 x 2.46 (15'4" x 8'0")

Spacious kitchen with cream units and contrasting worktops. Wine rack with worktop and shelving unit above. Integrated dishwasher. Space for under counter washing machine. Double sink and drainer. Four ring gas hob with extractor fan above. Double eye level Zanussi oven. Integrated fridge/freezer. Radiator. Window. Space for breakfast table & chairs.

## Bathroom

2.07 x 4.43 (6'9" x 14'6")

Fully tiled bathroom suite. Bath with shower mixer tap.

Wall mounted grab rail above bath. Toilet. Wash hand basin. Extractor fan. Shaving point.

## Airing cupboard

### Bedroom One

7.96 (max) x 3.27 (26'1" (max) x 10'8")

A fantastic main bedroom overlooking the sea. Fitted double wardrobe. Cream carpet. Pendant light. Radiator. Wall mounted trouser press. Access to the South facing balcony.

### En-Suite shower room to Bedroom One;

2.15 x 1.93 (7'0" x 6'3")

Fully tiled shower room. Corner shower unit with hand grab rail and pull down seat, wall mounted riser rail mixer shower. Toilet with easy reach hand rail. Wash hand basin with vanity cupboard above. Radiator. Extractor fan.

## Living Room

7.38 (max) x 3.56 (24'2" (max) x 11'8")

South facing living room overlooking the sea. Room for a dining area within the lounge if desired. Cream carpet. Wall mounted lights. Two radiators. Access to;

## Balcony

Tiled balcony with brick balustrade and feature white railing. Generous space for table and chairs. Spectacular views access the promenade.

## Bedroom Two

5.27 x 2.77 (17'3" x 9'1")

Double bedroom with fitted wardrobe space. Pendant light. Radiator. Views overlooking the South Downs.

## Garage

Located to the rear of the development.

## Required Information

Length of lease: 164 years remaining

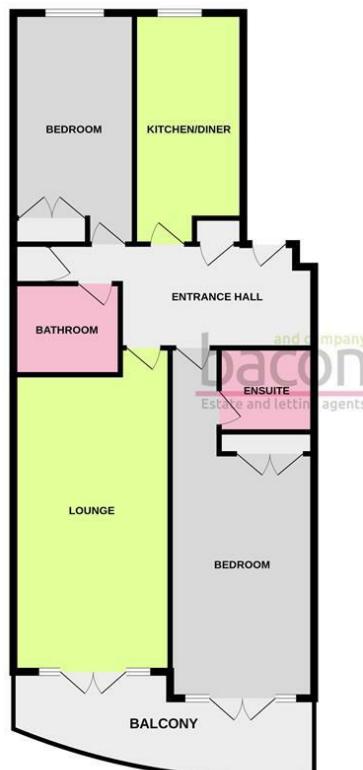
Annual service charge: circa £2k includes a contribution to the reserve fund

Council tax band: E

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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