

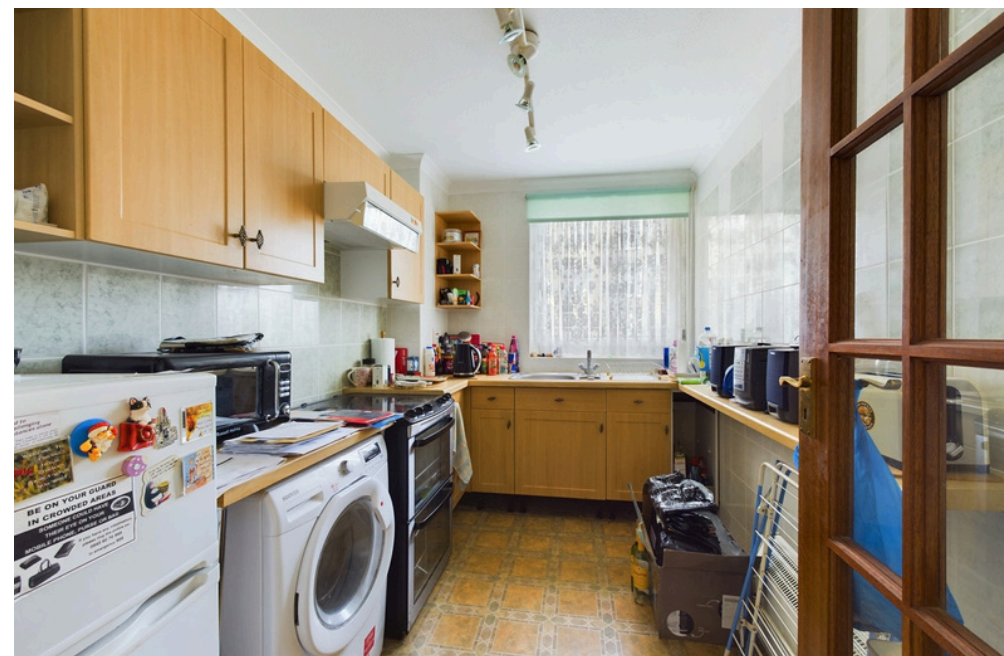


Seabright | West Parade | Worthing | West Sussex | BN11 3QR
Guide Price Of £250,000





A spacious and light, raised ground floor apartment forming part of this popular sea fronting development. The property has two double bedrooms, south facing lounge and balcony, separate kitchen, bathroom & separate WC.



Key Features

- First Floor
- Two Bedrooms
- Lounge
- Modern Kitchen
- Bathroom
- Long Lease
- Sea Views
- Close to Seafront
- Close to Local Bus Routes



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

There is a communal lift and stairs to the second floor with a private entrance to the property. The entrance hall is a generous size with doors to all rooms and three storage cupboards. Doors to all rooms. Bedroom one and Two are both double bedrooms. The lounge is south facing with a door leading out onto the south facing balcony. The kitchen has a range of units with spaces for all appliances. The shower room comprises of a corner shower, wash hand basin & WC. There is also a separate WC next door to the shower room.

EXTERNAL

There are well tended communal gardens throughout the grounds surrounding the building with an array of communal parking spaces.

LOCATION

On West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three quarters of a mile away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby.

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE 19' 5" x 13' 5" (5.92m x 4.09m)

KITCHEN 10' 1" x 7' 02" (3.07m x 2.18m)

BEDROOM ONE 15' 1" x 10' 4" (4.6m x 3.15m)

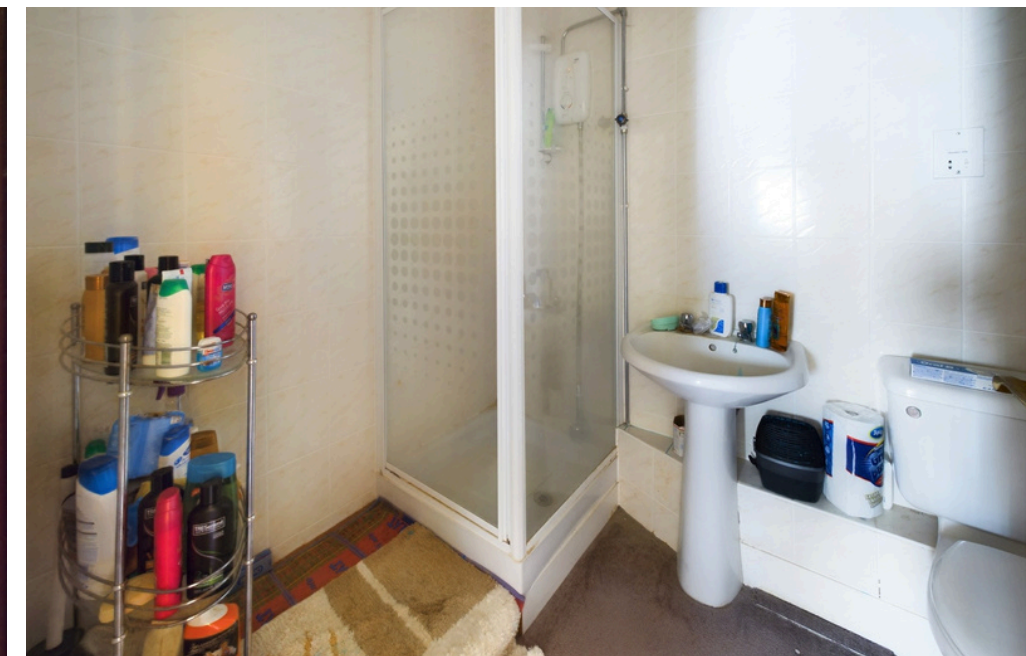
BEDROOM TWO 12' 4" x 14' 11" (3.76m x 4.55m)

BATHROOM

TENURE Service Charge: TBC

Lease: TBC

Ground Rent: TBC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	0	0
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Leasehold

Council tax band: C