



Marine Point | Worthing | West Sussex | BN11 5EE
Asking Price of £275,000



We are pleased to be able to offer a well presented, one bedroom apartment to the market. The beachfront apartment located in popular West Worthing showcases sea views, this apartment is situated on the first floor and benefits from one double bedroom, fitted kitchen, lounge/ dining room, modern re-fitted bathroom and ample storage. The property also benefits from long lease, share of freehold and residents parking.



Key Features

- First Floor Seafront Apartment
- One Double Bedroom
- Seaviews From All Rooms
- Fitted Kitchen
- Recently Re-Fitted Shower Room
- Passenger Lift
- Share of Freehold & Long Lease
- Residents Parking
- Bus Routes Nearby



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal security entry system leading to the communal entrance with two passenger lifts and stairs to first floor. Front door leads into the entrance hall with doors to all rooms and access to three storage cupboards and airing cupboard. The lounge/ dining room is south facing and offers sea views. The fitted kitchen offers wall and base units with spaces for undercounter fridge and freezer, space for washing machine, built in oven, electric hob, 1 1/2 bowl sink, drainer and sea views. The bedroom is a good size and benefits from parquet flooring, built in wardrobes and sea views. The recently re-fitted shower room offers walk in shower with glass screen, WC, wash hand basin with vanity unit with storage below and mirror.

EXTERNAL

Non allocated residents parking.

LOCATION

Opposite Worthing's popular beach and promenade which leads to Worthing Town Centre approximately 1km away with popular bus routes running on Grand Avenue and West Parade. West Worthing Railway Station is approximately 0.5 miles from the property and approximately takes a 15 minutes to walk. West Worthing high street with its eateries, convenience stores, banks and pharmacy is near by. Marine Gardens is approximately 0.2 miles away from the property.

TENURE

Leasehold and Share of Freehold

Lease: 936 years remaining.

Service Charge: £2607 per annum, Includes building insurance, cleaning of communal hallways, up keep of general maintenance and water rates.



Bedroom
11'4" x 15'10"
3.48 x 4.83 m

Bathroom
5'7" x 11'5"
1.71 x 3.49 m

Kitchen
6'4" x 11'5"
1.94 x 3.49 m

Living Room
11'4" x 17'9"
3.46 x 5.42 m

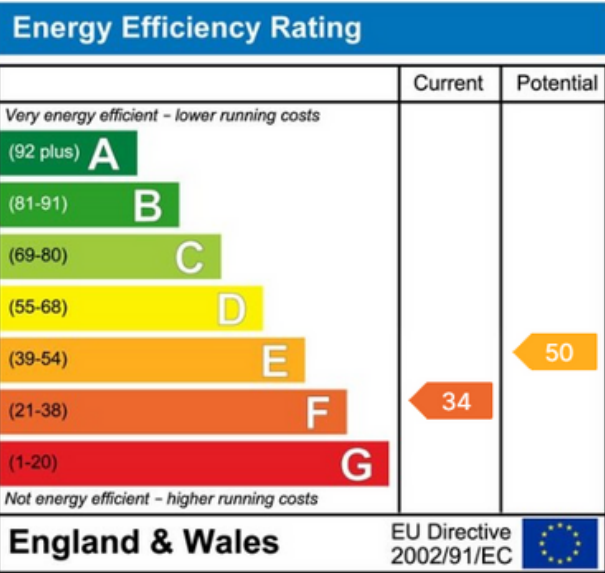
Hallway
13'0" x 3'6"
3.97 x 1.08 m

Approximate total area¹⁾
635.4 ft²
59.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC): 63 sqm

Tenure: Share of Freehold and leasehold

Council tax band: c

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.