

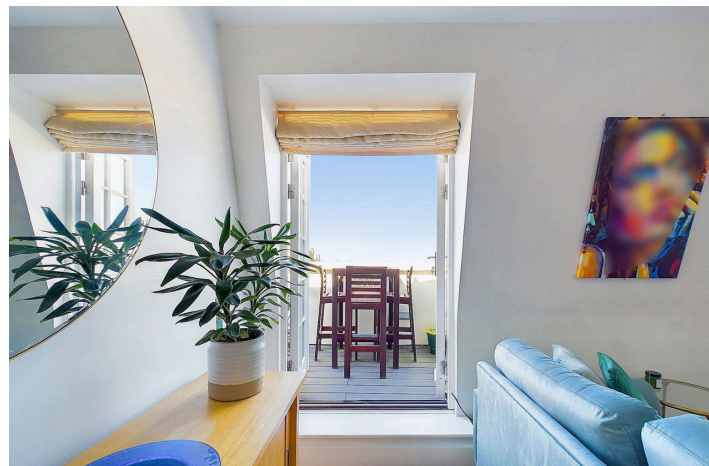


Nautilus | Marine Parade | Worthing | BN11 3PR
Offers Over £400,000





We are delighted to offer for sale this rarely available and spacious top floor apartment situated in the heart of Worthing town centre on the seafront, close to local shops, amenities and mainline train station. The property boasts two double bedrooms, open plan modern kitchen/diner, contemporary bathroom suite, direct sea views, west facing balcony and an allocated under croft parking space.



Key Features

- Top Floor Seafront Apartment
- Two Double Bedrooms
- Direct Sea Views
- Large Balcony
- Open Plan West Facing Kitchen/Diner
- Modern Fitted Kitchen & Bathroom
- Undercroft Parking
- Long Lease
- Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The communal entrance is securely gated with two entry phone systems, one to access the communal grounds and another to gain access to the development. The property is located on the top floor and can be accessed via the stairs or the lift which takes you to the top. The apartment's private front door also has a communal balcony which faces East, ideal for somewhere to sit in the morning with a coffee. The front door opens into the welcoming entrance hall with space to hang coats and kick off shoes. Positioned at the front of the property is the open plan kitchen/diner, this generously sized room measures 15'10" x 18'4" and faces west creating a light and airy space all year round. The living room benefits from direct access to the large west facing balcony through double doors, they can be left open to enjoy the breeze throughout. The kitchen has been fitted with an array of modern grey gloss wall and floor mounted units topped with dark laminate worktops to create a smart contemporary finish. The kitchen area has an integrated oven/hob and plenty of space and provisions for multiple white goods. Both bedrooms are located towards the rear of the property and both can comfortably fit large double beds alongside various other bedroom furniture, the main bedroom benefits from patio doors out to the balcony and faces west. The family sized bathroom has been fitted with three piece contemporary suite including a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

This prestigious apartment boasts a large west facing balcony measuring 40'10" x 3'0" with direct views out to sea and opposite views out to The South Downs. The balcony can fit an outdoor table and chairs with space for plenty of plants and pots. There is an allocated parking space located in the undercroft parking area with an EV charging point.

LOCATION

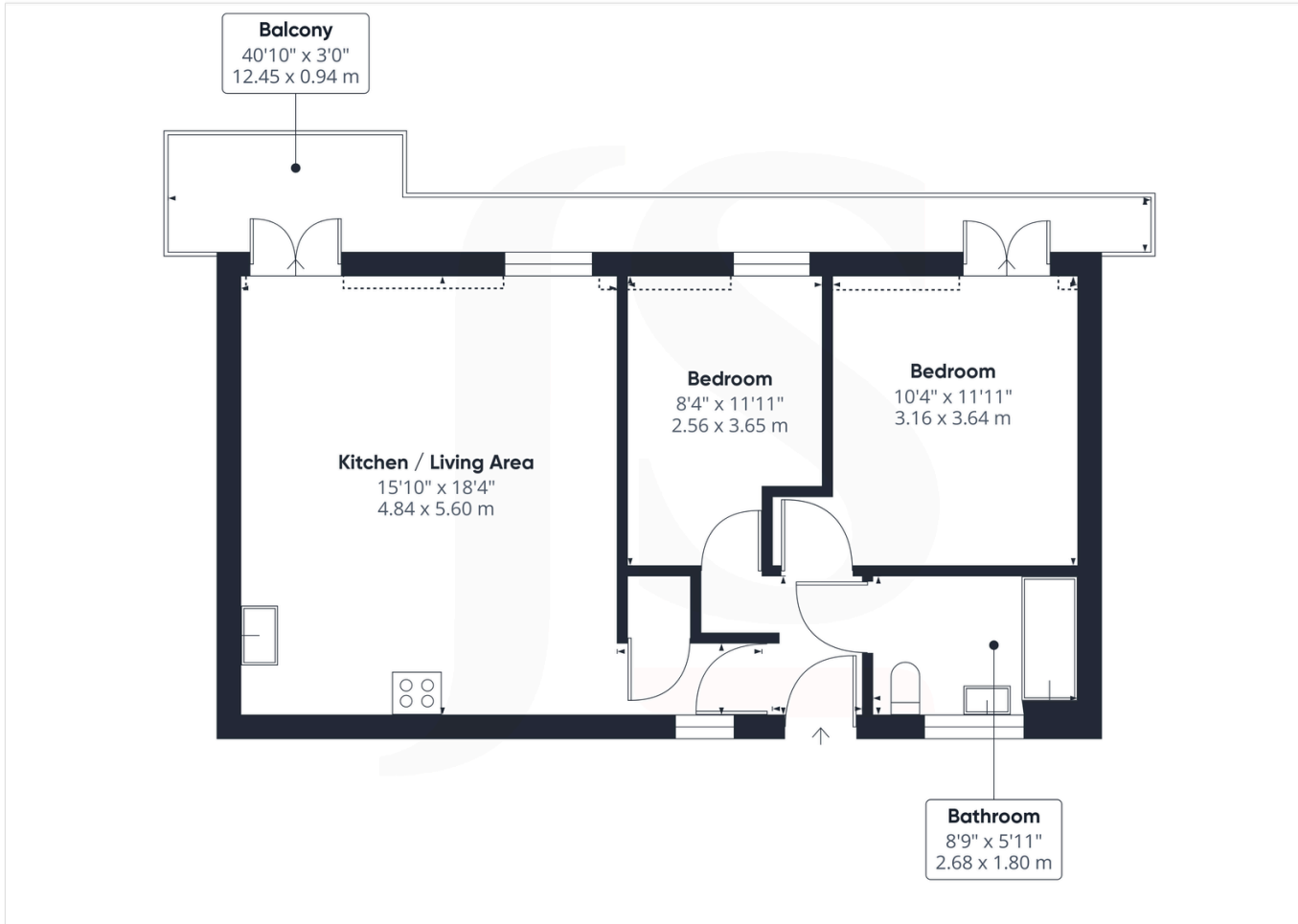
Situated In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found less than 100 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is approximately 1km and offers links to both London and Brighton. West Worthing station is approximately 1.6km away. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Tenure Share of freehold

Lease Length 977 years remaining

Maintenance £1,638.50 every 6 months





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area *as quoted by EPC: 657 SqFt

Tenure: Share of Freehold

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.