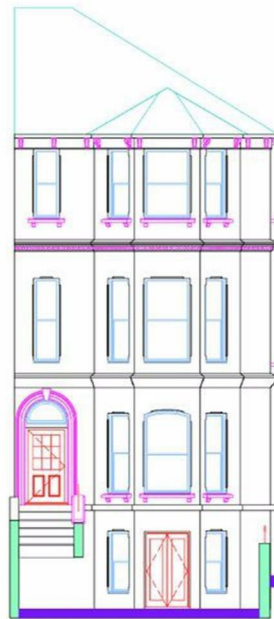


EXISTING FRONT ELEVATION



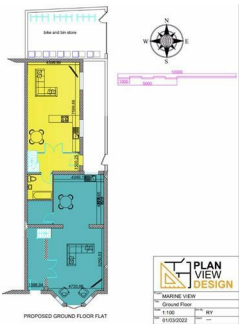
PROPOSED FRONT ELEVATION

Project: MARINE VIEW	
Title: FRONT ELEVATION	
Scale: 1:100	Drawn By: RY
Date: 26/10/2024	Client: ***

1:100



EXISTING GROUND FLOOR PLAN

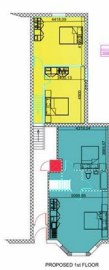


PROPOSED GROUND FLOOR PLAN

Project: MARINE VIEW	
Title: Ground Floor	
Scale: 1:100	Drawn By: RY
Date: 26/10/2024	Client: ***

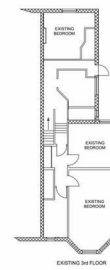


EXISTING 1st FLOOR



PROPOSED 1st FLOOR

Project: MARINE VIEW	
Title: 1st Floor	
Scale: 1:100	Drawn By: RY
Date: 26/10/2024	Client: ***



EXISTING 3rd FLOOR



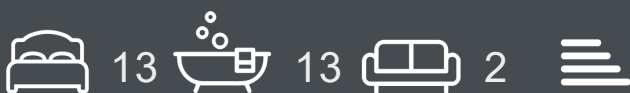
PROPOSED 3rd FLOOR

Project: MARINE VIEW	
Title: 3rd Floor	
Scale: 1:100	Drawn By: RY
Date: 26/10/2024	Client: ***

## Marine Parade, Worthing, BN11 3QG

Guide Price £950,000

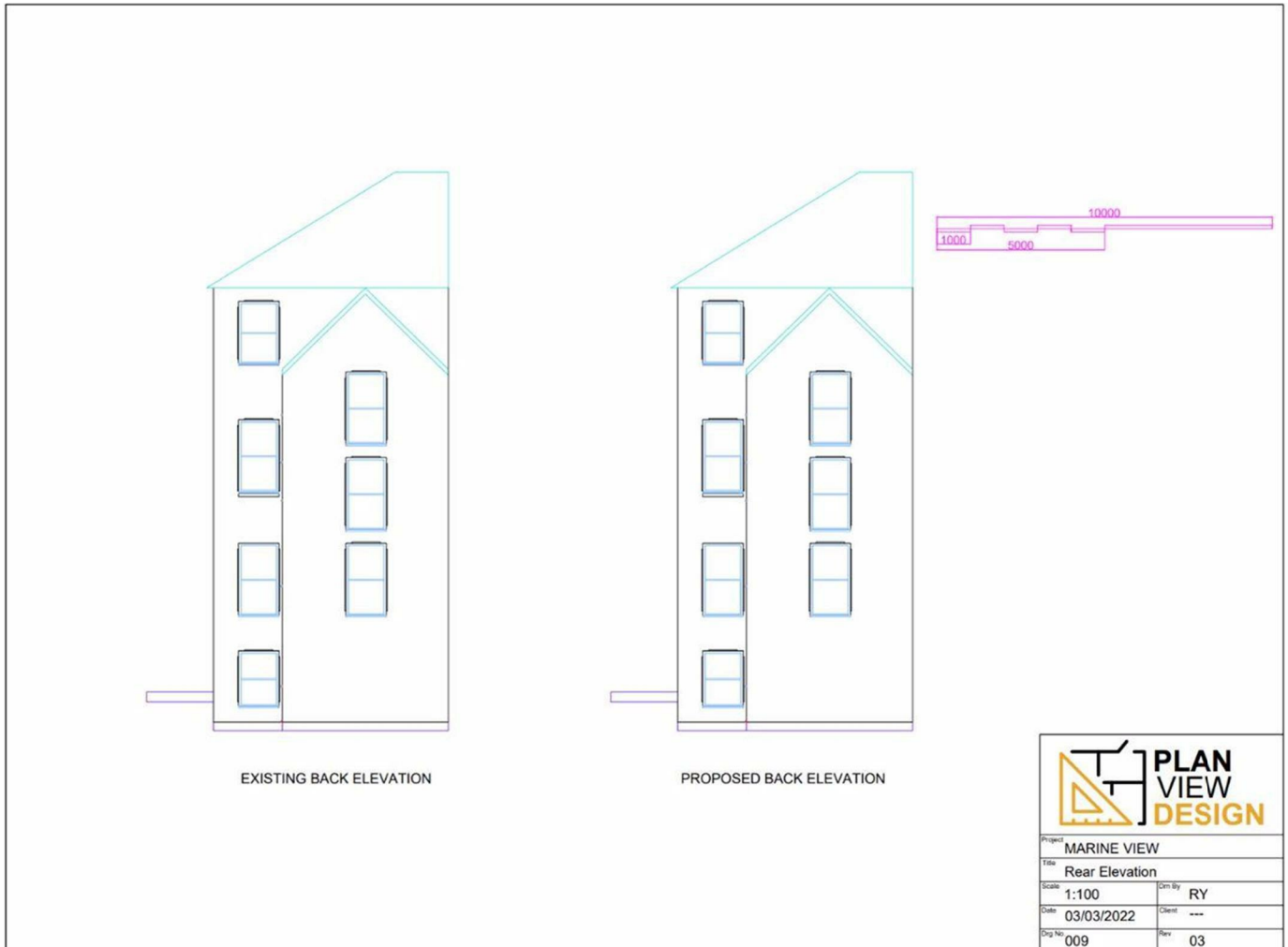
Internally the property offers multiple guest rooms each with it's own en suite, eleven of which can be let in accordance with the licence agreement. Additionally, the top floor offers owners accommodation which compromises of two bedrooms, both with an en suite and an open plan kitchen/lounge with direct sea views. Further accommodation includes a private bar, dining area, a service kitchen and a double length garage.



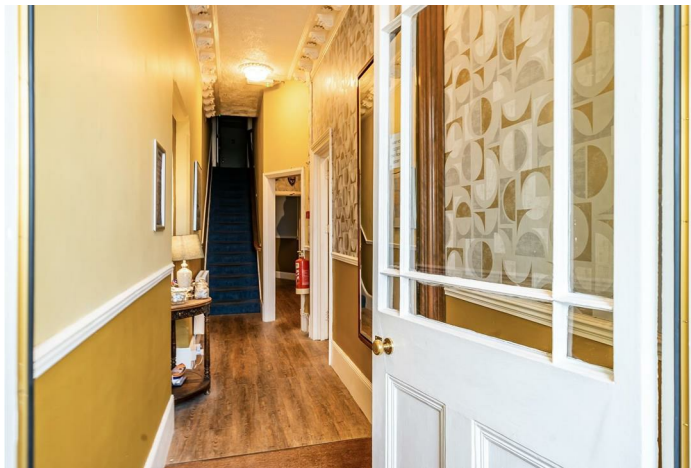
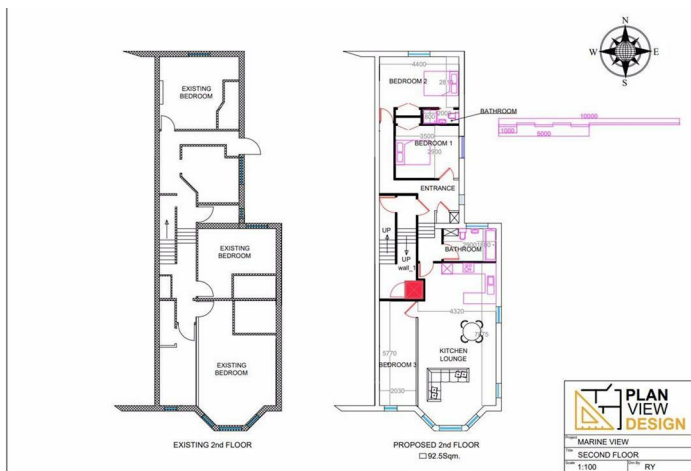
Council Tax Band: Exempt

- **\*\*Planning Granted For 4 Luxury Flats\*\***
- Seafront Location
- Double Length Garage
- Owners Accommodation

- Successful Guesthouse
- EPC - D
- Private Bar
- Modern Furnishings



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



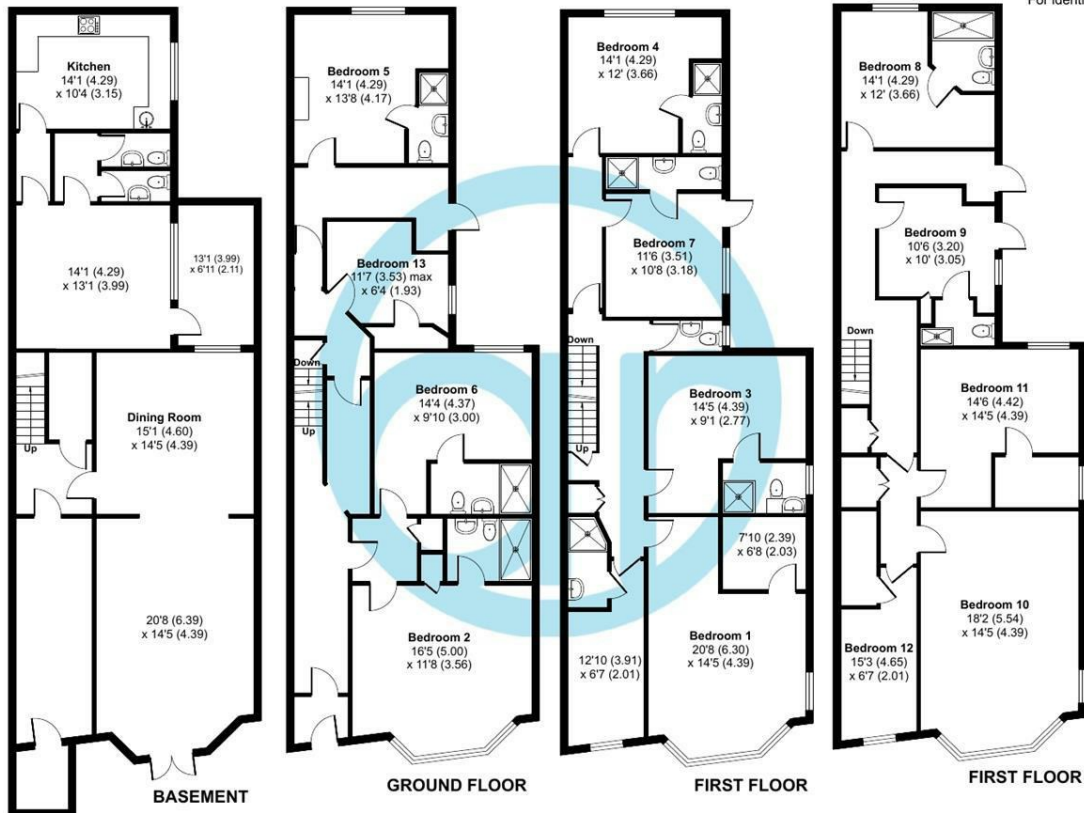
### EPC Rating:

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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Marine Parade, Worthing, BN11

Approximate Area = 4998 sq ft / 464.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Aspire Residential Real Estate. REF: 1103547

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: info@aspireresidential.co.uk



### Aspire Residential | Durrington / Salvington

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.