



## Marine Parade, Worthing

Asking Price £225,000

Aspire Residential are delighted to offer to the market, this one bedroom ground floor flat positioned on Worthing's desirable seafront. Internally the property requires updating, however offers a fantastic opportunity for someone to come in and add their own stamp. The external and internal communal areas have recently undergone extensive redecorations. Locally you will find popular transport links as well as easy access into the town centre. The new lease terms will present the incoming buyer with the opportunity to either let on a short term basis such as 'Air BnB', or a normal longer term agreement making it a fantastic investment if you are not buying it as a home. Call us today to book your viewing.



Council Tax Band:



- Ground Floor Character Flat With Sea Views
- Long Lease Upon Completion
- No Forward Chain
- Gas Fired Central Heating
- Lease - 125 upon completion

- In Need Of Updating
- Courtyard Garden
- EPC - Ordered
- Easy Access To The Town Centre
- Maintenance - £1300 & Ground rent £250p/a





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.

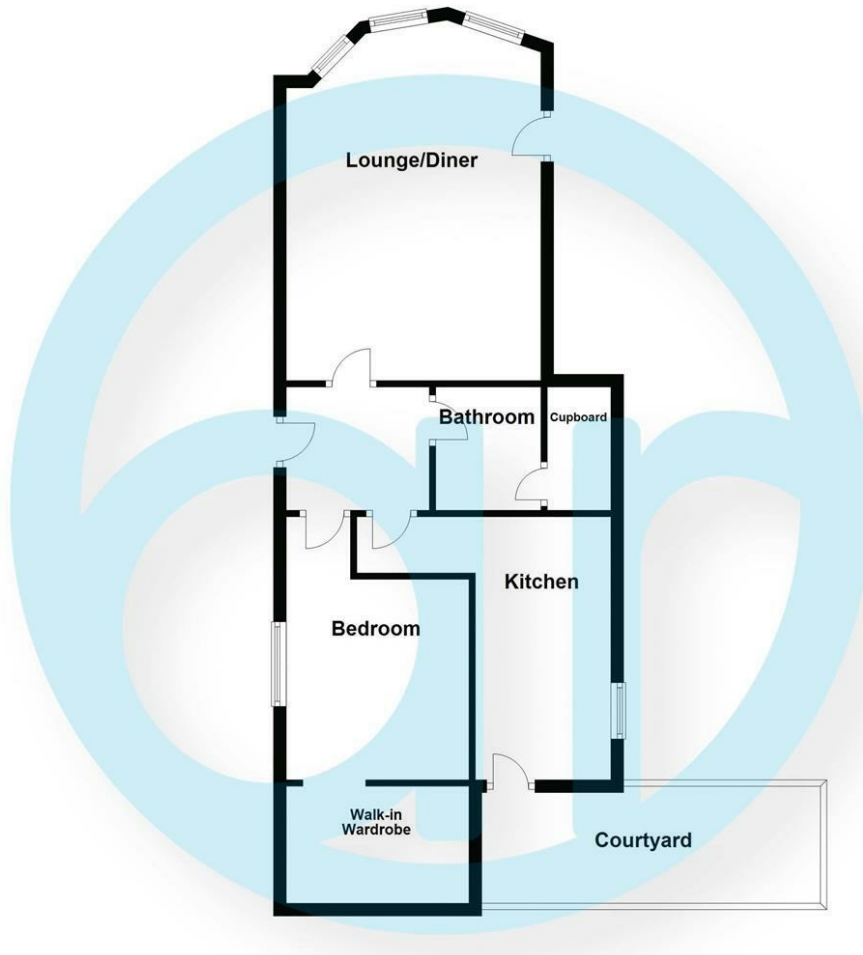


### EPC Rating:

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

### Floor Plan

Approx. 58.7 sq. metres (631.5 sq. feet)



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