



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1-2 New Parade

Selden, Worthing, BN11 2BQ

Guide price £190,000

Leasehold Council Tax Band A



James & James are delighted to offer for sale this one bedroom apartment positioned within a stunning Victorian terrace on Worthing's AWARD WINNING seafront.

The accommodation comprises, communal entrance with entry phone system and stairs to front door, inner hallway, OPEN PLAN kitchen/ dining/ living room, DOUBLE bedroom and MODERN bathroom with WHITE SUITE.

The property benefits from double glazing throughout, gas fired central heating and a LONG LEASE.

We believe this would make an ideal first time purchase or buy to let investment.

NO FORWARD CHAIN.

Lease length remaining 116 years  
Service charge - £2,000 per annum to include ground rent

New Parade is a well-regarded terrace of Victorian properties with an open outlook across gardens to the sea. Few streets along the Sussex coast boast such a peaceful outlook especially so close to a town's amenities. On your doorstep are Splashpoint swimming pool with gym, Kenny Tutts new 'Bayside Social', The Crab Shack, Coast Cafe, Beach volleyball and independent beach retailers. Worthing itself offers a plethora of attractions including bars, restaurants, shops, a library, two cinemas and theatres. Local bus routes to Brighton and Portsmouth are nearby and the mainline station with direct trains to London is under a mile.

### Inner Hallway





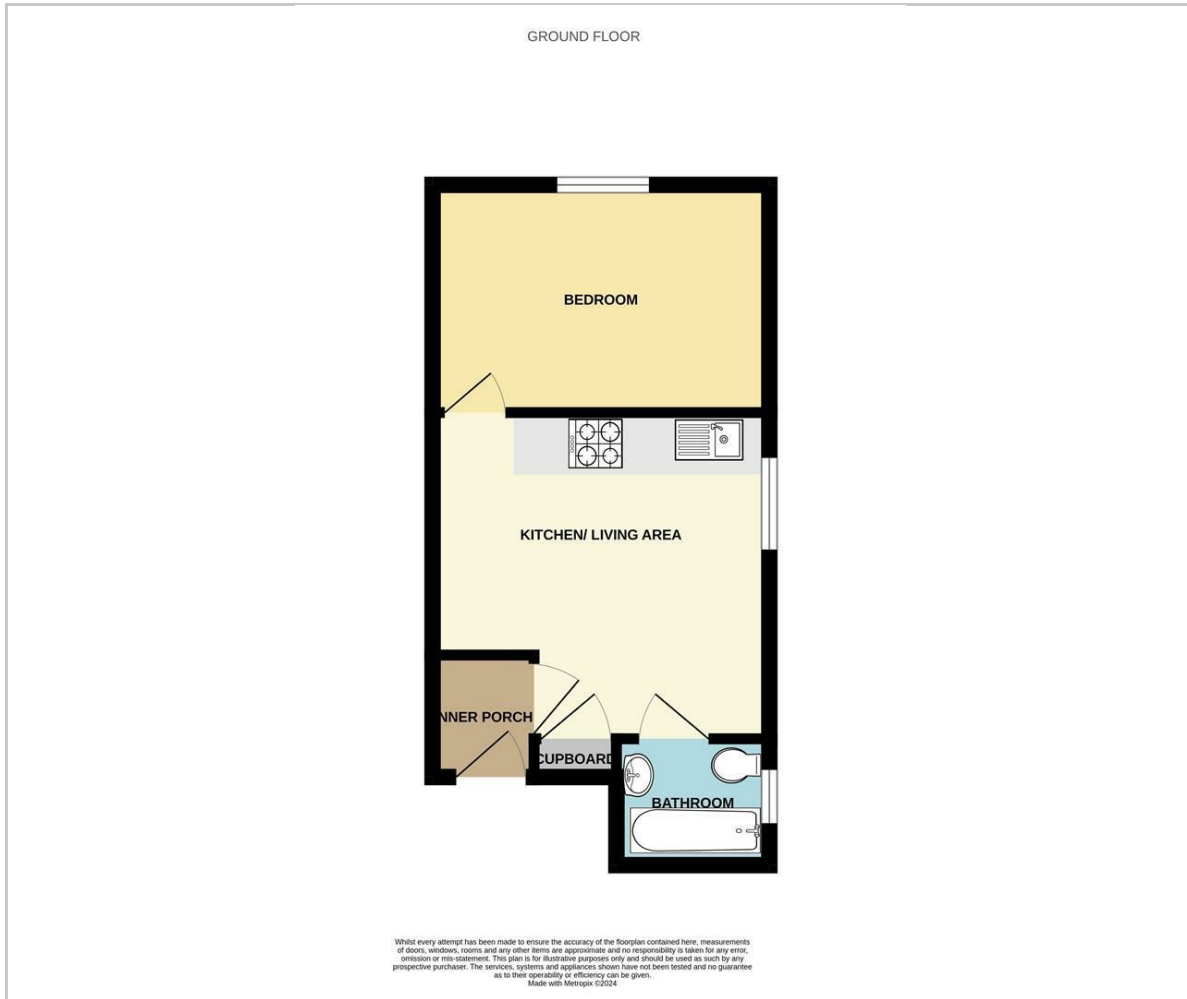
Kitchen/Dining/Living Room  
12'1 x 11'8 (3.68m x 3.56m)

Double Bedroom  
12'1 x 8'2 (3.68m x 2.49m)

Bathroom  
5'6 x 4'6 (1.68m x 1.37m)



## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

