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3 Vista Mare East

42 West Parade, Worthing, BN11 5EF

Guide price £650,000

Leasehold Council Tax Band F



Constructed by Roffey Homes, Vista Mare was built in 2014 as one of Roffey Homes luxury apartments based in a highly desirable position within West Worthing.

Vista Mare is arguably one of the most sought after purpose blocks, and James & James Estate Agents are delighted to bring the property for sale.

Apartment 3 is in an elevated position enjoying panoramic sea views. In brief the accommodation comprises secure entry phone system, video system, into communal well kept areas, passenger lift to first floor and into spacious entrance hall with video phone receiver. There is a storage cupboard and a utility cupboard with plumbing for washing machine.

The open plan South facing lounge/kitchen/dining is a particular feature of the property boasting superb views on to the English channel with sliding doors giving access to the balcony with space for table and four chairs. There are two double bedrooms both with fitted wardrobes, and the master bedroom enjoying an en-suite bath & shower room. The second bedroom is complimented with a family shower room within the entrance hall.

Externally the communal gardens have a quintessential Worthing vibe with palm trees and pampas grasses whilst beneath the building is secure underground car parking and a garage. This property is offered for sale with NO ONWARD CHAIN and in our opinion internal viewing is considered essential to appreciate the overall size, condition and light of this beautiful seafront apartment.

Situated on the seafront, buses serve the area and give regular access to Worthing town centre. The nearest mainline railway station is West Worthing which gives great access to most major towns and cities. The nearest shops are at Goring Road which cater for every day needs. Worthing town centre is just a pleasant stroll away.

Service charge - £5389 pa approx (includes buildings insurance and reserve fund contribution)
Ground rent - £250 pa

Stunning communal entrance

Secure video entry phone system

Passenger lift to first floor

Spacious entrance hall

18'6" x 6'9" (5.64m x 2.06m)

Lounge with sea views

17'8" x 10'10" (5.38m x 3.30m)

Luxury kitchen/breakfast room

11'4" x 13'11" (3.45m x 4.24m)

Master bedroom with fitted wardrobes

15'0" x 19'2" (4.57m x 5.84m)





En-suite bath & shower room
9'2 x 6'11 (2.79m x 2.11m)

Bedroom two
15'2 x 11'4 (4.62m x 3.45m)

Luxury fitted family shower room
6'10 x 4'8 (2.08m x 1.42m)

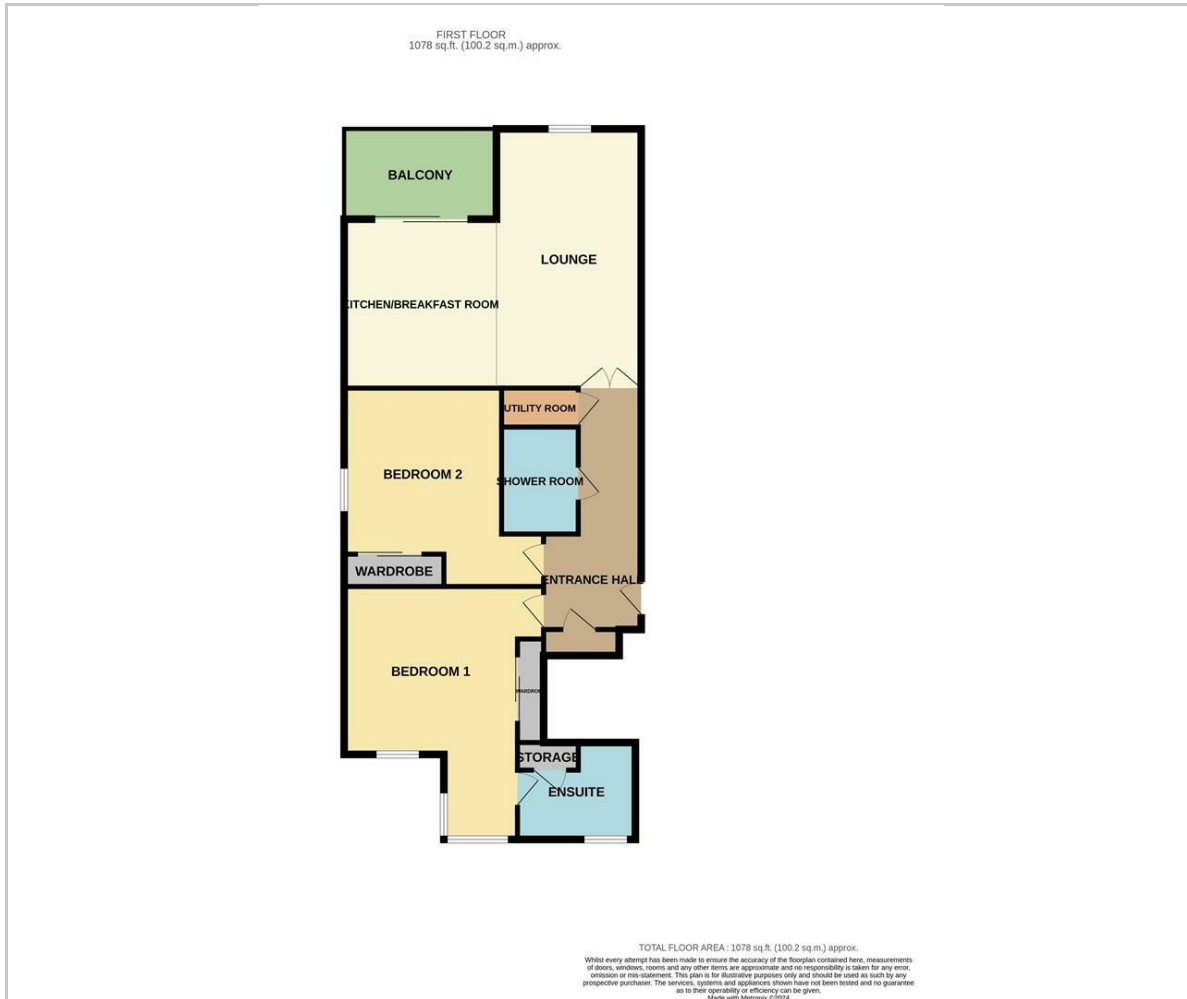
Feature South facing balcony

Underground parking

Garage



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

