

## 4 Marine Point

West Parade, Worthing, BN11 5EE

Guide price £250,000

Leasehold - Share of Freehold Council Tax Band C





This well-presented one-bedroom apartment is located on the first floor of a popular beachfront development in West Worthing, offering beautiful sea views from both the lounge and bedroom. Ideal for anyone seeking a seaside home or investment property, this apartment benefits from a fitted kitchen, a modern re-fitted bathroom, and ample storage space. Additionally, the property comes with a long lease, share of the freehold, and residents' parking.

The property is accessed via a communal security entry system, leading to the entrance hall, with two passenger lifts and stairs to the first floor. Upon entering the apartment, you are greeted by the entrance hall with doors leading to all rooms, plus access to three storage cupboards and an airing cupboard. The bright and airy lounge/dining room is south-facing, offering stunning sea views. The space is ideal for relaxing or entertaining.

The well-equipped fitted kitchen includes wall and base units, space for an undercounter fridge and freezer, space for a washing machine, built-in oven, electric hob, and a 1 1/2 bowl sink with drainer. Enjoy sea views while preparing meals. The generous double bedroom features parquet flooring and built-in wardrobes, with plenty of space for furniture. The room benefits from wonderful sea views. The recently re-fitted modern shower room includes a walk-in shower with a glass screen, WC, wash hand basin with vanity unit offering storage, and a mirror.

Externally, there is non-allocated residents parking available. The property is located directly opposite Worthing Beach and the Promenade, making it an excellent location for enjoying the seaside. Worthing Town Centre is approximately 1 km away, offering a wide range of shops, restaurants, and services.

Lease years remaining - 935  
Service charge - £2607pa approx (includes building insurance, communal hallway cleaning, general maintenance, and water rates)

### Security Entrance







Passenger Lift/Stairs To First Floor

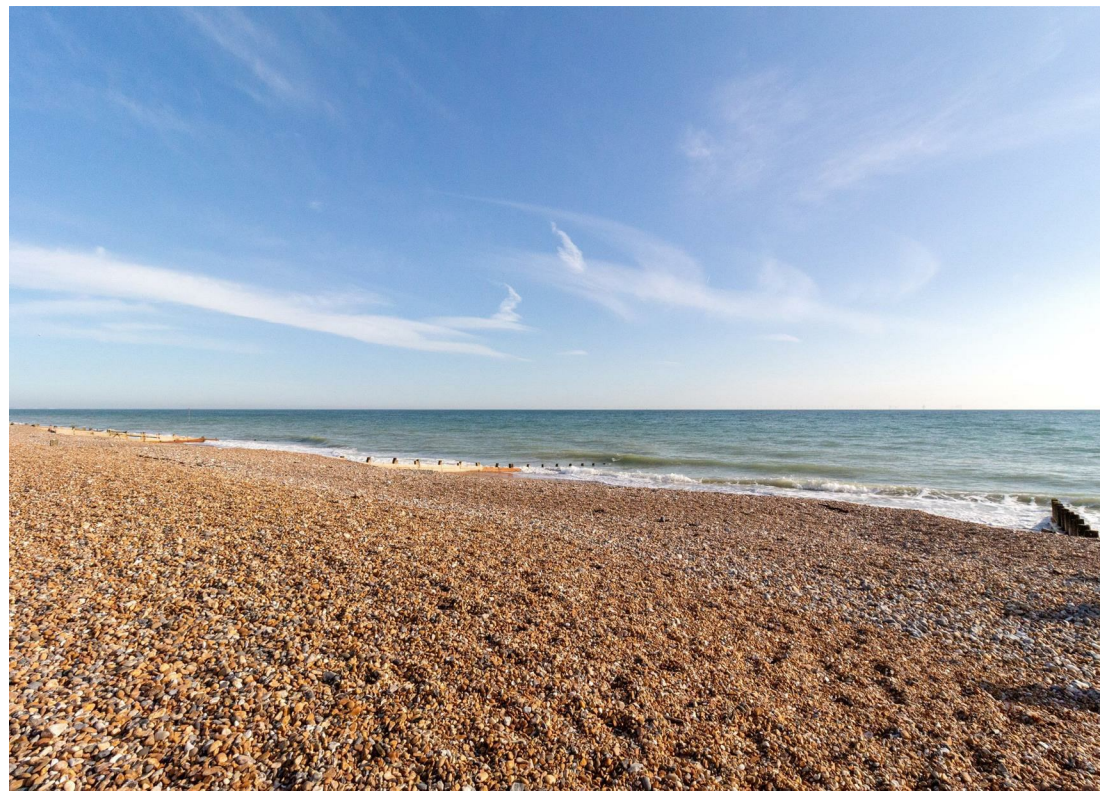
Lounge  
17'9 x 11'4 (5.41m x 3.45m)

Kitchen  
11'5 x 6'4 (3.48m x 1.93m)

Bedroom  
15'10 x 11'4 (4.83m x 3.45m)

Bathroom

Residents Parking



Floor Plan



Viewing

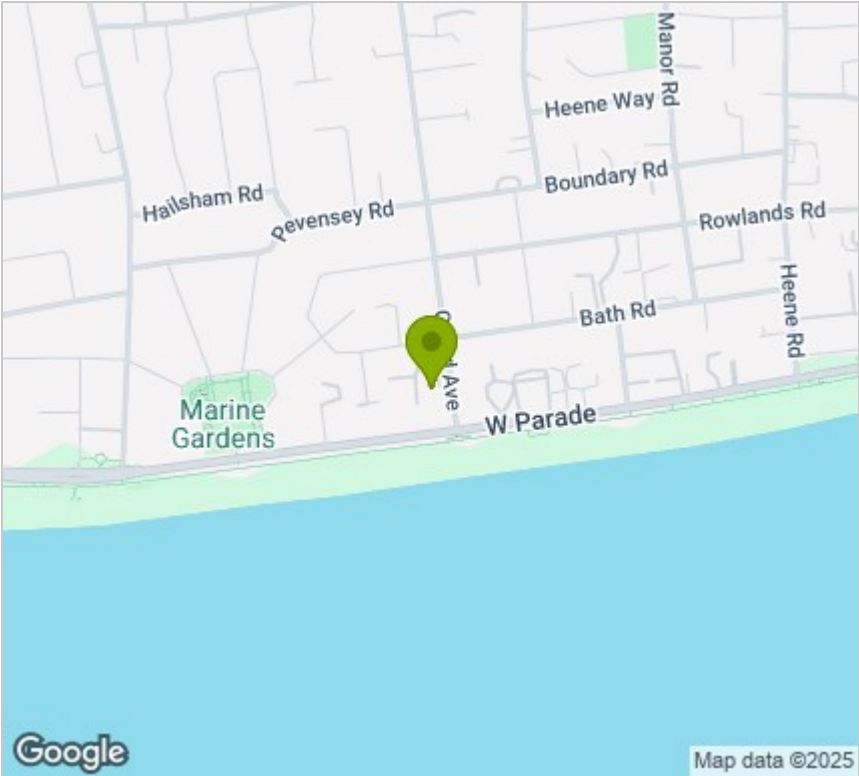
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

