



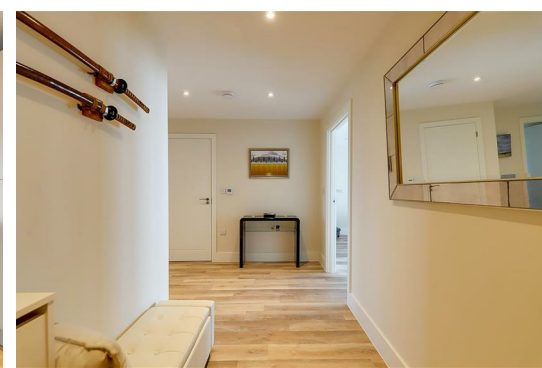
Apartment 17, Calista, 26 West Parade, Worthing, BN11 3FR  
Offers Over £850,000

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In the sought after 'Calista' development is this stunning luxury three bedroom, two bathroom seafront apartment with large South facing sun terrace and featuring breathtaking panoramic sea views. Situated on the corner of Grand Avenue and seafront promenade in the favoured West Worthing area. Built by award winning Roffey Homes in 2022, the accommodation briefly comprises entrance hall, stunning open plan living area combined with dining area and kitchen leading onto a large South facing sun terrace, master bedroom with en suite/wc, two further double bedrooms, and luxury bathroom/wc. Features include under floor heating and double glazing. Externally the apartment benefits from a secure underground car park featuring two allocated parking space and beautiful landscaped gardens.

- Highly Sought After Calista Development
- 2022 Roffey Build
- Luxury Seafront Apartment
- West Worthing Location
- Three Double Bedrooms
- Luxury En Suite & Shower Room
- Luxury Kitchen
- Private South Facing Sun Terrace
- Two Parking Spaces





#### ENTRANCE

Secure video entry phone. Communal entrance hall with passenger lift leading to the third floor.

#### THIRD FLOOR

Private front door to:

#### SPACIOUS ENTRANCE HALL

Doors to all rooms.

#### STORAGE/UTILITY ROOM

3.10m x 1.60m (10'2 x 5'3)

Space and plumbing for washing machine and further appliances.

#### STUNNING OPEN PLAN LIVING/DINING ROOM

7.21m x 6.71m (23'8 x 22')

Double aspect with breath taking views. Double glazed doors opening to South facing sun terrace.

#### SOUTH FACING SUN TERRACE

5.03m x 3.05m (16'6 x 10')

Ample space for outdoor furniture. Breath-taking panoramic views overlooking the sea and promenade.

#### KITCHEN AREA

3.66m x 3.05m (12' x 10')

Luxury fitted kitchen with composite stone worktops. 1 1/2 bowl sink unit with mixer taps. Range of matching base units, wall units and floor to ceiling units. Breakfast bar area. Induction hob with concealed extractor above. Double oven combined with grill and microwave. Integrated fridge/freezer and dishwasher. Recessed ceiling spotlights.

#### MASTER BEDROOM

6.30m x 3.12m (20'8 x 10'3)

Double glazed window with downland views. Mirrored double wardrobe. Door to:

#### EN SUITE/WC

3.12m x 1.96m (10'3 x 6'5)

Luxury suite comprising of tiled panelled bath with independent handheld shower. Walk in double shower with large rainfall showerhead and glass shower screen. Enclosed close coupled w/c. Wash hand basin. Shaver point. Mirrored medicine cabinet. Double glazed window. Tiled flooring. Recessed ceiling spotlights.

#### BEDROOM TWO

5.54m x 3.02m (18'2 x 9'11)

Double glazed window. Mirrored wardrobe.

#### BEDROOM THREE

5.54m x 2.74m (18'2 x 9')

Double glazed window. Mirrored wardrobe.

#### LUXURY SHOWER ROOM/WC

2.24m x 1.98m (7'4 x 6'6)

Luxury suite comprising walk in double shower with large rainfall showerhead and glass shower screen. Enclosed close coupled w/c. Wash hand basin. Shaver point. Mirrored medicine cabinet. Tiled flooring. Recessed ceiling spotlights.

#### OUTSIDE

#### VISITORS PARKING AREA

With private driveway leading down to:

#### SECURE UNDERGROUND CAR PARK

Electric door. Two allocated car parking spaces.

#### LANDSCAPED COMMUNAL GARDEN

Beautifully maintained, situated to the front and side of the development.

#### TOTAL FLOOR AREA

134 sq.m / 1,442 sq.ft (excluding sun terrace)

#### Required Information

Length of lease: 149 years.

Annual service charge: £5,600.

Service charge review period: Per annum.

Annual ground rent: £0

Ground rent review period: NA

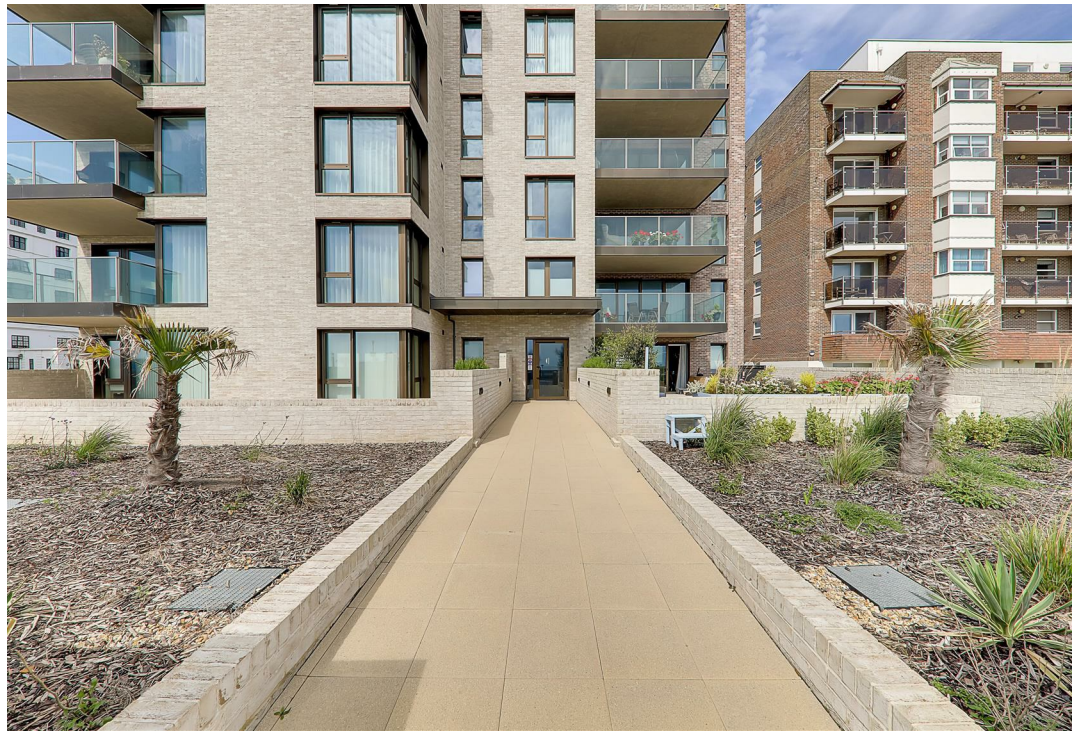
Council tax band: E

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







THIRD FLOOR



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 Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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