



PEAR
PROPERTIES



Flat 29, The Eardley 3-10 Marine Parade, Worthing
Worthing

Guide Price £850,000



Flat 29

The Eardley 3-10 Marine Parade, Worthing

Situated on the 2nd floor of 'The Eardley' development by Roffey Homes, this 3-bed apartment offers elegance and modernity. Spacious layout, high-quality kitchen, en-suite master bedroom, residents' swimming pool, garage, sea views, and amenities nearby. Lease of 990 years. No chain.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Second Floor Apartment In 'The Eardley' Built By Roffey Homes
- Residents Swimming Pool, Passenger Lift & Stylish Communal Areas
- Desirable Side Position With Lots Of Windows & Light
- High Quality Kitchen With Integrated Appliances & Silestone Work Surfaces
- Dining Area & Separate Living Room With Feature Fireplace
- Three Double Bedrooms, Master With Dressing Area & En-Suite
- Underground Secure Garage With Remote Door / Visitors Parking Spaces
- Ideal Location On Worthing Seafront – M&S & Waitrose Within 5 Minutes Walk
- 990 Years On Lease + No Chain
- Private Balcony With Breath-taking Views Of Sea & Pier



Kitchen / Dining Area

26' 3" x 14' 10" (8.01m x 4.53m)

This stunning kitchen/dining room can be accessed from the hallway or via the living room and offers breathtaking direct sea views, creating the perfect backdrop for both cooking and dining. The luxury kitchen is fitted with integrated Miele appliances and features a large central island with hob and hidden extractor and a breakfast bar, ideal for casual meals or entertaining. There's ample space for a large dining table, perfect for family gatherings or dinner parties. The room is flooded with natural light, thanks to the and side windows to the kitchen, front bay window and door leading to the balcony.

Living Room

19' 7" x 12' 9" (5.97m x 3.89m)

The living room, accessible from the dining area and hall, offers a bright and welcoming space with two large windows framing stunning sea views with a stunning contemporary electric fire finishing off the cosy feel to the space.

Bedroom 1

20' 0" x 12' 8" (6.09m x 3.85m)

A large master suite with a bay window allowing lots of natural light into the room, dressing area with a large fitted wardrobe, access to the ensuite.

Ensuite Bathroom

5' 7" x 10' 4" (1.69m x 3.16m)

A luxury fully tiled en-suite to master comprising double walk in shower with waterfall and hand held shower attachment, bath, chrome heated towel rail, WC, wash basin, integrated mirrored vanity units.

Bedroom 2

11' 9" x 10' 2" (3.58m x 3.10m)

A spacious double bedroom with a fitted wardrobe and a large side window.

Bedroom 3

16' 1" x 9' 2" (4.91m x 2.80m)

Another generous bedroom with a build in wardrobe.

Shower Room



BALCONY

South facing sun balcony with breath-taking views across the promenade to the sea and pier.

GARAGE

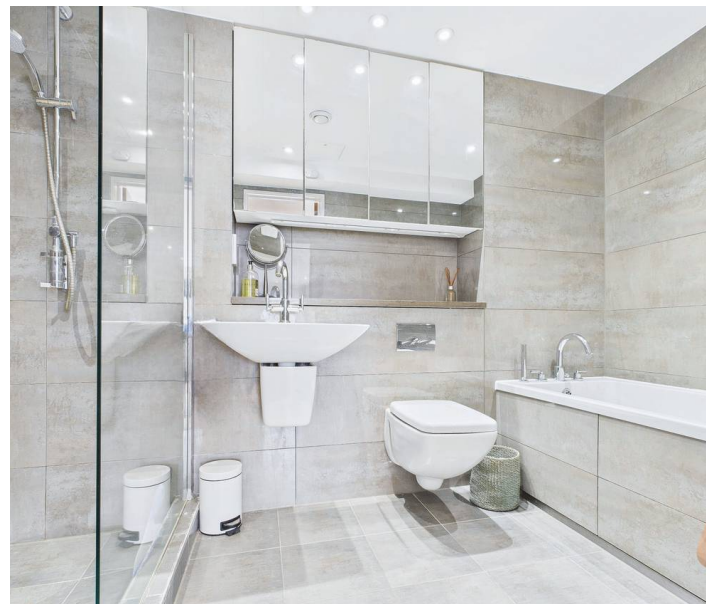
Single Garage

Single garage with a remote up and over door situated underground and accessed by an additional remote controlled security door.

OFF STREET

1 Parking Space

There are a number of parking spaces for visitors located at the rear.





Garage
2.68 x 5.20 m
8'9" x 17'0"

Ground Floor

Approximate total area⁽¹⁾

139.7 m²

1505 ft²

Balconies and terraces

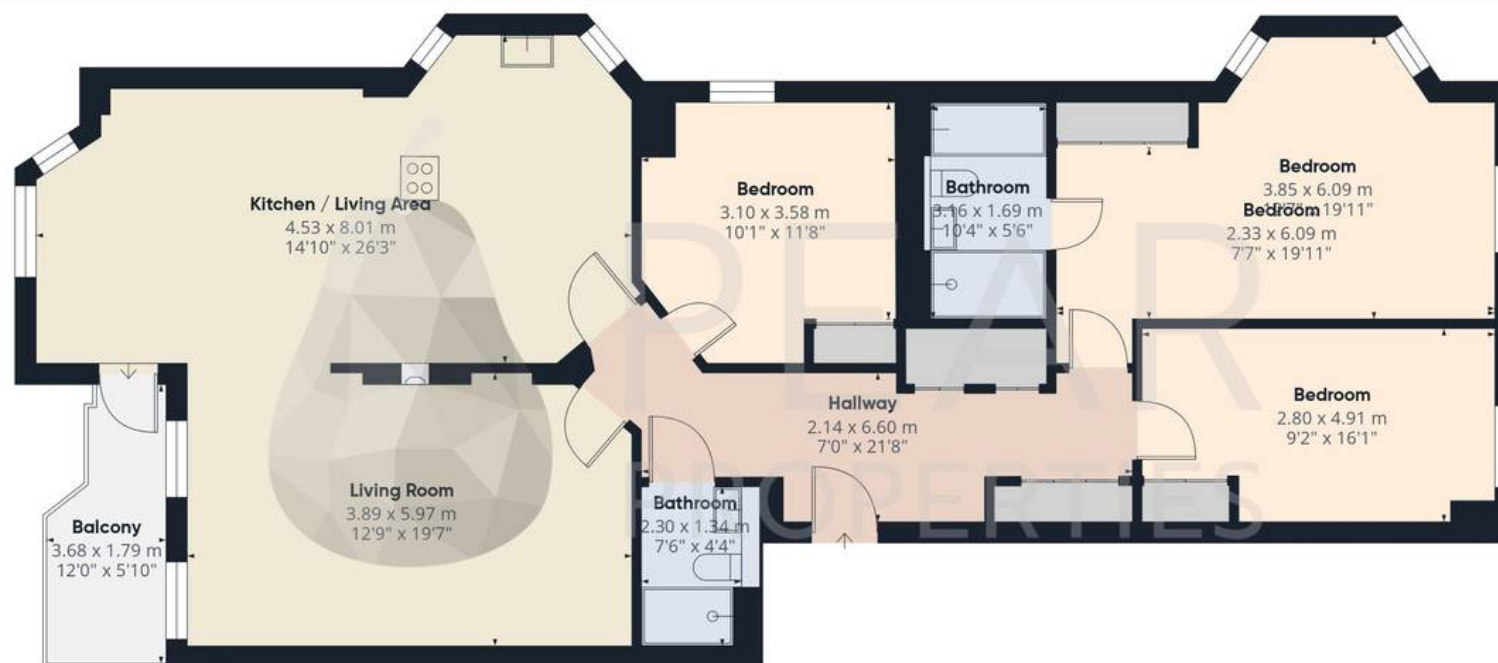
5.6 m²

60 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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