



Offers In Excess Of
£390,000
Leasehold - Share of

West Parade, Worthing

- Purpose Built Fifth Floor Apartment
- Two Spacious Bedrooms
- Located On The Seafront
- Garage
- En-suite and Bathroom
- EPC Rating - B
- Balcony With Sea View
- Council Tax Band - E

We are pleased to present for sale this purpose built fifth floor seafront apartment located in a highly popular residential area of Worthing close to the town centre. Features include two double bedrooms, lounge/diner opening to sea facing balcony, kitchen, en-suite bathroom leading to master bedroom, further family bathroom, a garage and double glazing throughout. With spectacular direct English Channel views, viewings are an absolute must.

T: 01903 331247 E: info@robertluff.co.uk
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Robert
Luff & Co
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Leasehold - Share Of Freehold : Approx. 983 years remaining

Service Charge: £3025 per annum

Accommodation

Hallway

Radiator. Cupboard housing fuse board, shelving and coat hooks. Coving. Firing cupboard with shelving.

Kitchen 14'0" x 6'11" (4.27m x 2.13m)

Coving. Cream wall, base and draw units. Split level oven and microwave. Four ring hob and overhead extractor. Integrated fridge freezer and dish washer. Washing machine. Corner basin and drainer. Tiled splashback. Double glazed windows.

Lounge/ Diner 12'4" x 22'0" (3.78m x 6.71m)

Coving. Double glazed South facing window. Radiator. Double glazed door to South facing balcony with direct sea views.

Bathroom 6'0" x 5'8" (1.83m x 1.75m)

Coving. Tiled. WC. Basin and vanity unit. Wall mounted headed towel rail. Bath with wall mounted shower and shower screen. Mirror with light and shave point.

Bedroom One 16'11" x 6'11" (5.18m x 2.13m)

Coving. Double glazed South facing window. Built in wardrobes. Radiator.

Ensuite 4'11" x 6'0" (1.52m x 1.83m)

Coving. Shower cubicle with wall mounted shower. Shower seat. Basin and vanity unit. WC. Tiled. Wall mounted heated towel rail. Mirror with light.

Bedroom Two 6'0" x 12'0" (1.83m x 3.66m)

Coving. Double glazed South facing window. Built in wardrobes. Radiator.

Balcony

Artificial lawn. Sea view.

Garage

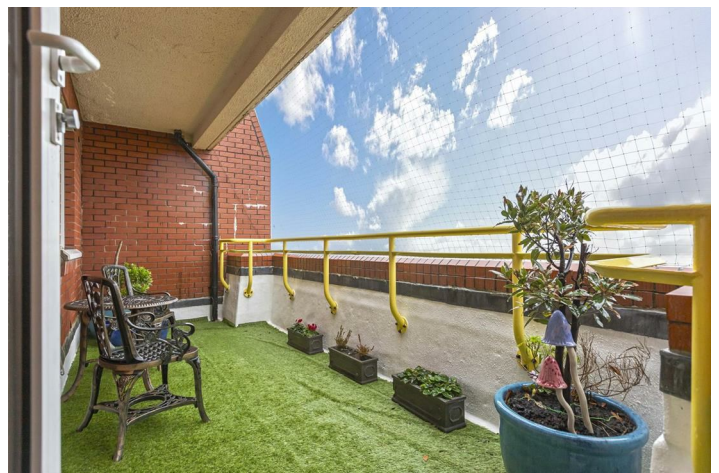
Up and over door.

Tenure

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 87.3 sq. metres (939.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.