



## Marine Parade, Worthing

Asking Price  
£750,000  
Leasehold

- Beautiful Purpose Built Flat
- Three Double Bedrooms
- Underfloor Heating
- En-Suite Bathroom
- Spectacular Views
- Modern Kitchen
- Spacious Wraparound Terrace
- Underground Parking Space
- Modern Finish Throughout
- EPC Rating - B

We are delighted to offer to the market this beautiful purpose-built apartment in the heart of Worthing Town. Being ideally situated yards from the beach, with local shops, parks, gyms, restaurants, bus routes, and the mainline station all nearby, it is the perfect family location. Accommodation comprises a communal hallway giving access to stairs and a lift to the third floor, a 'L'-shaped entrance hallway giving access to all rooms, a spacious lounge/dining room, a modern kitchen with a utility room, three double bedrooms, with the main bedroom having an en-suite, and a family bathroom. Other benefits include undercroft parking, a long lease, and a wraparound terrace with views out to sea and the famous South Downs.

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## Accommodation

### Communal Entrance

Accessed via video entry system. Stairs and lift going up to the third floor. Private front door with spy hole opening into:

### Entrance Hallway

'L'-shaped hallway leading to all rooms. Storage space. Skimmed ceiling. Part glazed double doors opening into:

### Lounge/Dining Room

A stunning dual aspect room with beautiful views out to sea and across the roof tops over the Downs. TV point. Wall mounted thermostat. Space for furniture. Space for formal dining room table and chairs. Skimmed ceiling. Four sets of double glazed tilt and turn windows/doors opening out onto the terrace.

### Kitchen

One and a half bowl stainless steel 'Franke' sink unit with 'Franke' matching mixer tap and drainer inset to a quartz work surface. High gloss matching range of wall and base units. Built in eye level 'Siemens' double oven. 'Siemens' four ring hob with integrated extractor fan above. Matching 'Siemens' integrated dishwasher. Extended breakfast bar with space for stools. Integrated fridge/freezer. Matching quartz splashback with fully tiled floor.

### Utility Room

Matching range of high gloss wall and base units. Roll top work surface with space and plumbing below for washing machine and fridge/freezer. Full height double cupboard with shelving. Tiled floor. Skimmed ceiling.

### Bedroom One

A beautiful dual aspect room with stunning views across to the South Downs. Underfloor heating with wall mounted thermostat. TV point. Two double glazed tilt and turn full length window/doors opening out onto the terrace. Skimmed ceilings. Door into:

### En-Suite

Panel enclosed bath with chrome mixer tap and shower attachment. Feature chrome hand rail. Wall mounted wash hand basin with matching chrome mixer tap. Bidet. Concealed low level flush WC. Walk-in glass shower enclosure with chrome mixer tap and floating head. Additional chrome hand rail. Fitted storage cupboard with mirror fronted doors. Wall mounted chrome heated towel rail. Range of mirror fronted vanity units. Tiled floors. Skimmed ceiling with spotlights.

### Bedroom Two

Range of extensive fitted wardrobes with hanging space and shelving. Underfloor heating. Double glazed tilt and turn window and door opening out onto the terrace and enjoying rooftop views.

### Bedroom Three

Double glazed tilt and turn window/door opening out onto the terrace. Fitted wardrobes with hanging space and shelving. Further built in cupboard housing boiler. Telephone point. TV point. Skimmed ceiling.

### Bathroom

Beautifully finished bathroom with walk-in glass shower enclosure. Chrome hand rail. Wall mounted wash hand basin with matching chrome mixer tap. Concealed low level flush WC with. Wall mounted heated chrome towel rail. Shaving point. Mirror fronted eye level vanity unit. Partially tiled walls. Skimmed ceilings with spotlights.

### Roof Terrace

A stunning wraparound terrace allowing you to enjoy the sun all day with beautiful views out to sea and north across the Downs. The terrace is laid to astro for the ease of maintenance, providing the ideal entertainment space for the family with a large west facing seating area that captures the sun until it sets.

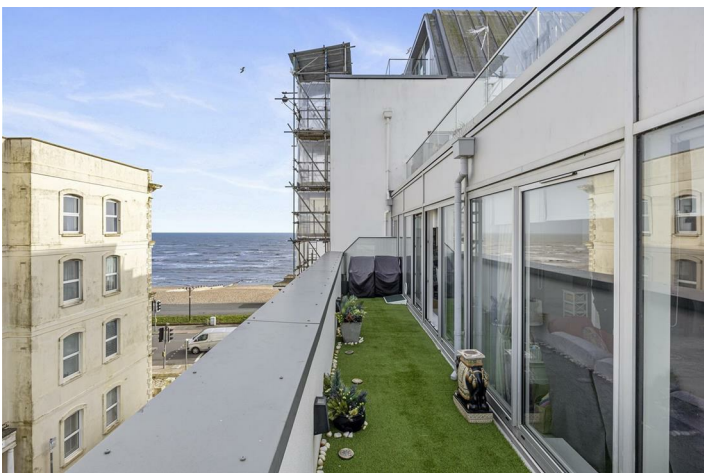
### Undercroft Parking

Allocated parking space. Secure bike storage units for all owners.

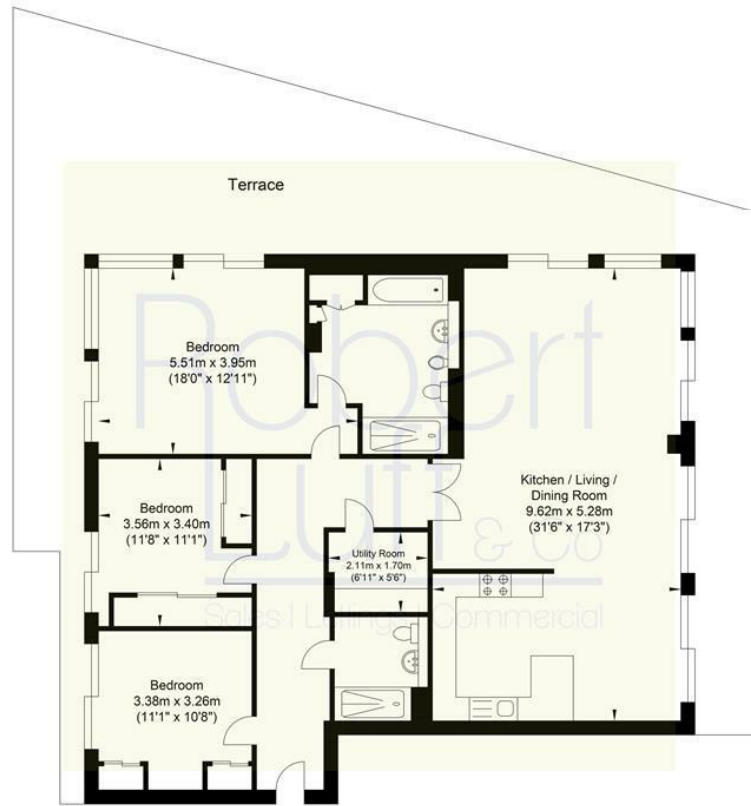
### Tenure

Leasehold with 117 years remaining.  
Service Charge - £1,893 every six months.  
Ground Rent - £150 every six months.





# Marine Parade



Third Floor  
Approximate Floor Area  
1357.76 sq ft  
(126.14 sq m)

Approximate Gross Internal Area = 126.14 sq m / 1357.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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