



West Parade, Worthing

£1,600

- Penthouse Apartment
- Dual Aspect Lounge
- Stunning Sea Views
- EPC Rating - D
- Council Tax Band - C
- Available in JUNE 2024

Robert Luff & Co Lettings are thrilled to present this exceptional penthouse apartment with breathtaking sea views. The property features a spacious enclosed balcony, providing stunning vistas of the sea from both the lounge and two double bedrooms. Additionally, the accommodation comprises a modern, newly fitted kitchen and bathroom. Residents can enjoy access to communal gardens, and the property includes a garage. Monthly rent covers heating and hot water. Don't miss the opportunity to experience coastal living at its finest.

Available in JUNE 2024

T: 01903 331247 E: info@robertluff.co.uk
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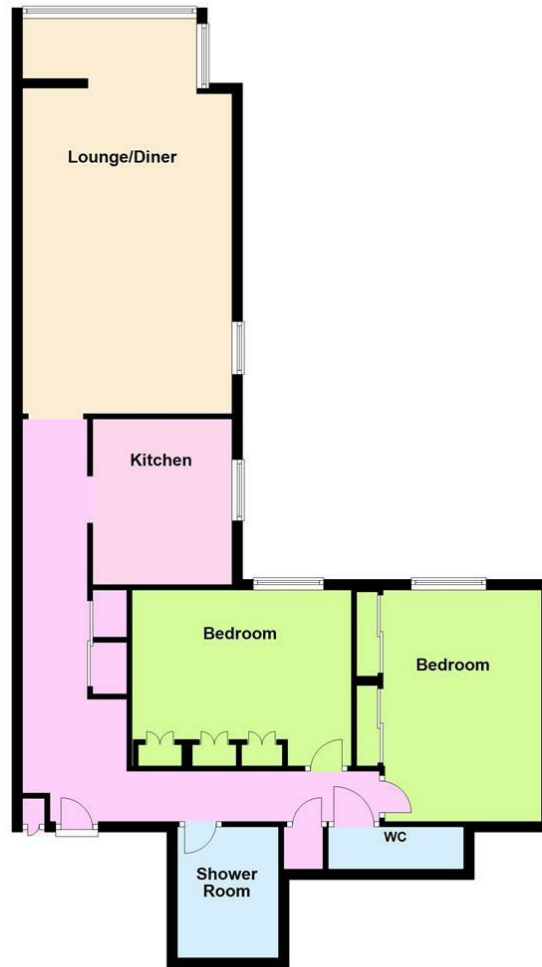
Accommodation



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

Approx. 92.9 sq. metres (1000.4 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

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