



## Brighton Road, Worthing

Asking Price  
£475,000  
Leasehold

- Art Deco Seafront Apartment
- Modern Kitchen
- Three Double Bedrooms
- Council tax Band - C
- Patio Terrace with Direct Access to the Beach
- Stunning Sea Views
- Spacious Living/Dining Room
- Bathroom with Separate WC
- EPC Rating- TBC
- Close to Town Centre Shops, Restaurants, Bus Routes & Mainline Station Nearby

We are delighted to offer to market this well-presented ground-floor seafront apartment ideally situated directly on Worthing's popular promenade enjoying stunning sea views just yards from the beach with town centre shops, restaurants, bus routes and the mainline station all nearby. Accommodation offers an entrance hall, modern kitchen, living room, three bedrooms, and a family bathroom with separate WC. Other benefits include a 40ft patio terrace with direct access to the beach and a long lease.

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Robert  
Luff & Co  
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## Accommodation

### Communal Entrance

Access via entry phone system, private front door with spy hole opening into;

### Entrance Hall

Two built in shelved cupboards with one of them being an airing cupboard with automatic lighting also housing new circuit breaker, original art deco style radiator, entry phone, feature coved ceiling.

### Living / Dining Room 17'0" x 14'10" (5.18 x 4.52)

Double glazed window enjoying stunning uninterrupted sea views, two art deco style radiators, tv point, telephone point, four decorative wall lights, ample space for dining table and chairs, original coved ceiling, double glazed french doors opening out to the patio terrace.

### Re-fitted Kitchen 9'9" x 8'0" (2.97 x 2.44)

Stainless steel sink unit inset to marble effect roll top work surface with stainless steel mixer tap and drainer, matching range of high gloss wall and base units, built in 'NEFF' oven and grill, four ring 'NEFF' induction hob with stainless steel extractor hood above, built in 'NEFF' microwave combination oven, integrated 'NEFF' dishwasher and washing machine, space and plumbing for fridge freezer, part tiled walls, double glazed doors opening out onto the front of the building.

### Bedroom One 14'6" x 12'2" (4.42 x 3.71)

Double glazed window to rear enjoying wonderful views over the pebbles and out to the sea, art deco style radiator, built in wardrobe with hanging space and shelving with automatic lighting, original picture rail and coved ceiling.

### Bedroom Two 16'7" x 11'9" (5.05 x 3.58)

Double glazed window to rear enjoying another stunning sea view, art deco style radiator, tv point, telephone point, range of fitted wardrobes with automatic lighting; hanging space and shelving, picture rail and original coved ceiling.

### Bedroom Three 12'7" x 9'9" (3.84 x 2.97)

Double glazed window to front, art deco style radiator, ample space for furniture, picture rail and original coved ceiling.

### Re-fitted Bathroom

Double glazed window to front, panel enclosed bath with mixer tap, shower attachment and glass shower screen, feature pedestal wash hand basin with attractive mixer tap, heated towel radiator, fully tiled walls.

### Separate W/C

Double glazed frosted window to front aspect, low level flush w/c, fully tiled flooring.

### Patio Terrace 41'0" x 12'2" (12.50 x 3.71)

A particular feature to this wonderful beach front apartment is the South facing terrace stretching over 40ft. This terrace offers all you could wish for with an electric operated awning, power point, outside water tap, space for table and chairs, potting plants, sunbeds and of course enjoying a stunning view with the gentle lapping of the waves in the background.

### Tenure

Leasehold with approximately 972 years remaining on the lease. Maintenance - £2,051 per quarter to include hot water and heating.

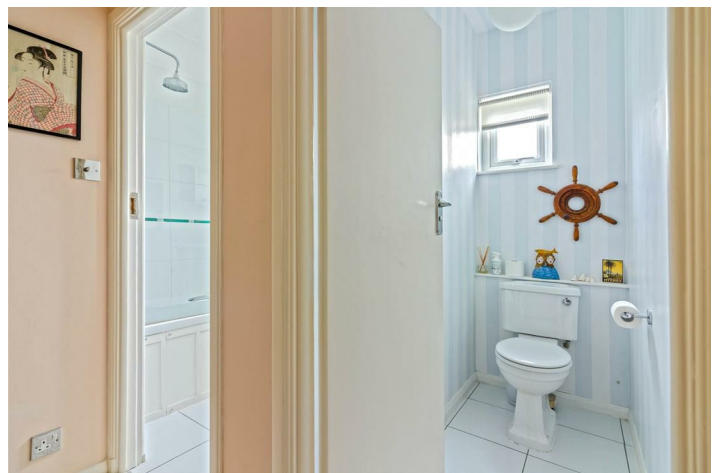
### Agents Notes

The garden is for the sole use of Clarence Court residents.

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Ground Floor



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	

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.