



Offers Over
£850,000
 Leasehold - Share of

Marine Parade, Worthing

- Prestigious Seafront Apartment
- Large Modern Kitchen/Dining Room
- Ideal Town Centre Location
- Communal Pool & Gym
- Beautiful Direct Sea and Downland Views
- Two Spacious Double Bedrooms
- Luxurious En-Suite
- South Facing Balcony
- Award Winning Roffey Homes Development
- Garage & Off-Road Parking

We are delighted to offer to the market this beautifully presented, purpose-built third-floor 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. The prestigious accommodation that is part of this award-winning development by the local Roffey Homes developer comprises a spacious entrance hallway, a large modern kitchen/dining room with access to a south facing balcony, a living room with beautiful sea views, two spacious double bedrooms, with the main room having a luxurious en-suite bathroom and dressing room, and a family shower room. Other benefits include a long lease, a communal swimming pool, a south facing balcony with views over the English Channel and the popular Worthing Pier, a garage, off-road parking, and being CHAIN FREE.

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www.robertluff.co.uk

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Accommodation

Spacious Entrance Hallway

Video phone entry system. Underfloor heating. Utility cupboard housing a washing machine and tumble dryer. Boiler cupboard with shelving and thermostatic control. Storage cupboard with shelving and hanging rail.

Kitchen/Dining Room 32'6" x 12'1" (9.91 x 3.69)

Wall mounted thermostat. Skylight. Quartz worktops, splashback, and matching reveals. Soft closing wall, base and draw units. Miele electric hob and integrated counter sunk extractor fan. Miele integrated double oven and microwave grill. Integrated dishwasher and fridge/ freezer. Double glazed doors onto a large south facing balcony. Double glazed sash windows overlooking the popular Worthing seafront.

Living Room 19'6" x 12'10" (5.96 x 3.93)

Double glazed sash windows. Spotlights.

Bedroom One 17'5" x 10'3" (5.33 x 3.13)

Double glazed sash window. Beautiful South Down views. Spotlights. Through way to:

Dressing Room 12'0" x 8'2" (3.68 x 2.50)

Fitted dressing table. Fitted wardrobes with overhead storage, hanging rail and shelving. Spotlights. Door to:

En-Suite

Walk-in shower with overhead rainfall shower and wall mounted attachment. Wall hung basin. Pedestal wash hand basin. Low level flush WC. Vanity unit and mirror cabinets. Bath with shower attachment. Wall mounted heated towel rail. Spotlights. Tiled throughout. Extractor fan.

Bedroom Two 17'5" x 8'11" (5.32 x 2.72)

Double glazed sash window. South Downs views. Fitted wardrobes with hanging rail and shelving. Fitted dressing table. Spotlights.

Shower Room

Wall mounted wash hand basin with chrome mixer tap. Low level flush WC. Fitted shower cubicle with glass sliding doors, a rainfall shower head and a separate attachment. Tiled floor and wall. Mirror fronted cupboard.

Balcony 12'4" x 6'0" (3.76 x 1.85)

South facing. Wooden floor. Beautiful direct sea views.

Tenure

Leasehold - Share Of Freehold with the remainder of a 999 year lease.

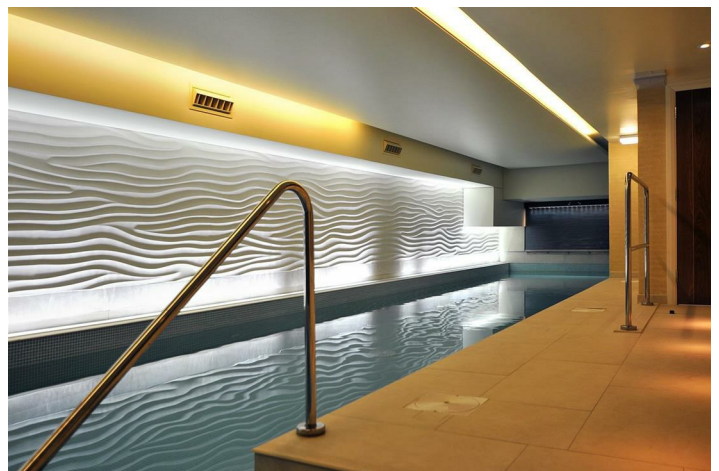
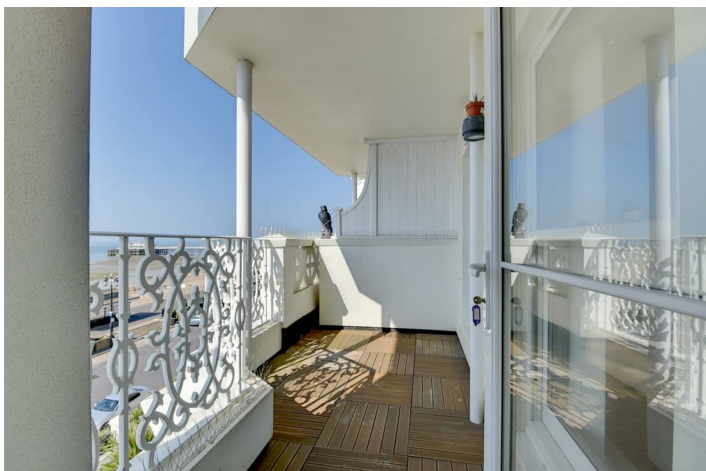
Annual Maintenance Charge - £6,726.26

EPC Rating - B

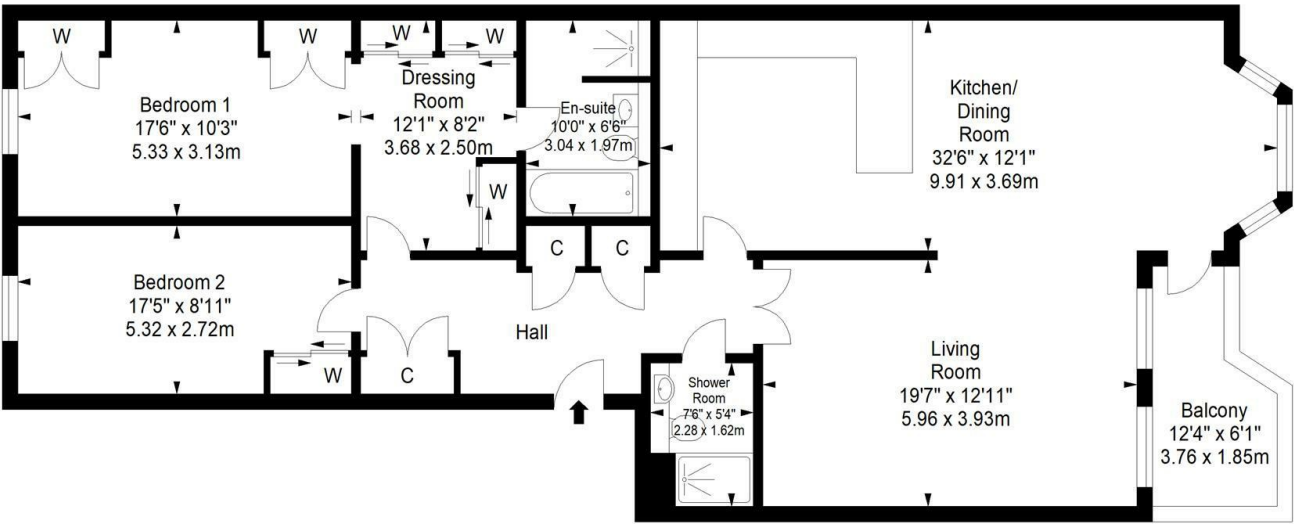
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Third Floor



Approximate gross internal floor area 128.8 sq m/ 1386.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92 plus) A	8787
(81-91) B	
(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	
	CurrentPotential
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.