



Offers In Excess Of
£550,000
Leasehold

Marine Parade, Worthing

- Beautiful Purpose Built Flat
- Two Double Bedrooms
- Underfloor Heating
- En-Suite Bathroom
- Spectacular Views
- Modern Spacious Kitchen
- Underground Parking
- Council Tax Band - E 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, ideally situated just yards from the beach and with local shops, parks, gyms, restaurants, bus routes, and the mainline station all nearby. Accommodation comprises a communal hallway giving access to stairs and a lift to the first floor, an entrance hallway giving access to all rooms, a spacious lounge/diner, a modern kitchen area, two double bedrooms, with the main bedroom having an en-suite bathroom, and a family shower room. Other benefits include undercroft parking with visitor parking, an inner communal courtyard garden, a long lease, a disabled entrance to the front and rear, and a south facing balcony with views out to sea and over Worthing's famous pier. NO CHAIN

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Accommodation

Communal Entrance Hallway

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

Entrance Hallway

Storage cupboards. Utility Cupboard. Door to:

Lounge/Diner/Kitchen 19'5" x 16'8" (5.92 x 5.10)

Laminate wood flooring. Integrated fridge/freezer and dishwasher. Bin drawer. Soft closing wall, base and drawer units. Integrated Siemens double oven. Siemens four ring electric hob with an integrated extractor above. Spotlights. Granite worktops with an integrated basin and drainer. Double glazed sliding doors to:

South Facing Balcony

A south facing balcony with direct sea views.

Bedroom One 19'5" x 10'6" (5.92 x 3.22)

Double glazed tilt-and-turn window. Underfloor heating. Fitted wardrobes with hanging rail and shelving. Distant Downland views. Door to:

En-Suite

Heated towel radiator. Tiled floor and walls. Back to wall low level flush WC. Wall hung basin and pedestal. Spotlights. Walk-in shower with wall mounted shower attachment and rainfall shower head. Shaver point. Granite splashback. Mirrored wall cabinets.

Bedroom Two 16'5" x 8'9" (5.02 x 2.67)

Double glazed tilt-and-turn window. Underfloor heating. Fitted wardrobes with hanging rail and shelving.

Bathroom

Heated towel radiator. Tiled floors and walls. Back to wall low level flush WC. Wall hung basin and pedestal with mirrored cupboard above.. Spotlights. Tile enclosed bath with a wall mounted shower attachment above.

Undercroft Parking

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

Tenure

Leasehold with approximately 115 years remaining.
Service Charge - approximately £1,909.37 every six months
Ground Rent - approximately £189.21 every six months



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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		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.