



## West Parade, Worthing



Offers In Excess Of  
£210,000  
Leasehold

- First Floor Flat
- Amazing Sea Views
- Allocated Parking Space
- EPC Rating - D
- Two Bedrooms
- Spacious Lounge
- Long Lease
- NO FORWARD CHAIN

We are delighted to offer to the market this first floor flat situated in the popular district of West Worthing, close to local shopping facilities, parks, schools, bus routes and the mainline station. Accommodation offer an entrance hallway, a spacious bay-fronted living room, a kitchen, two bedrooms and a family bathroom. Other benefits include double glazing, amazing direct sea views and an allocated parking space. NO FORWARD CHAIN.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance Hall

Stairs to first floor. Front door to:

### Entrance Hall

Cupboard housing shelving. Telephone point. Telephone entrance system.

### Lounge 15'6" (max) x 12'11" (4.73 (max) x 3.96)

Double glazed bay window to front with fantastic east and westerly sea views. Period style radiator. Feature art deco fireplace with electric fire. Dimmer switch.

### Kitchen 8'0" x 7'10" (2.46 x 2.40)

A range of matching light wood wall and base units. Worktop incorporating a stainless steel with mixer tap and drainer. Gas cooker point. Space for under counter fridge and separate freezer. Tiled splash backs. Double glazed window with distant oblique Downland views. Double glazed frosted door to rear fire escape area.

### Bedroom One 12'1" x 11'6" (3.69 x 3.51)

Double glazed window with views of the English Channel. Radiator.

### Bedroom Two 12'0" x 7'3" (3.67m x 2.23m)

Double glazed window. Period radiator.

### Bathroom

Wood panel enclosed bath with fitted handles and wall mounted shower over. Basin with mixer tap set in a vanity unit. Low level flush WC. Period tiled walls. Frosted double glazed window. Airing cupboard with slatted shelves and hot water pipes. Heated towel rail.

### Outside

Allocated parking space.

### Tenure

Leasehold with approximately 972 years remaining on the lease.

Maintenance Charge - £300 p/m maintenance charge which includes water, heating and insurance.



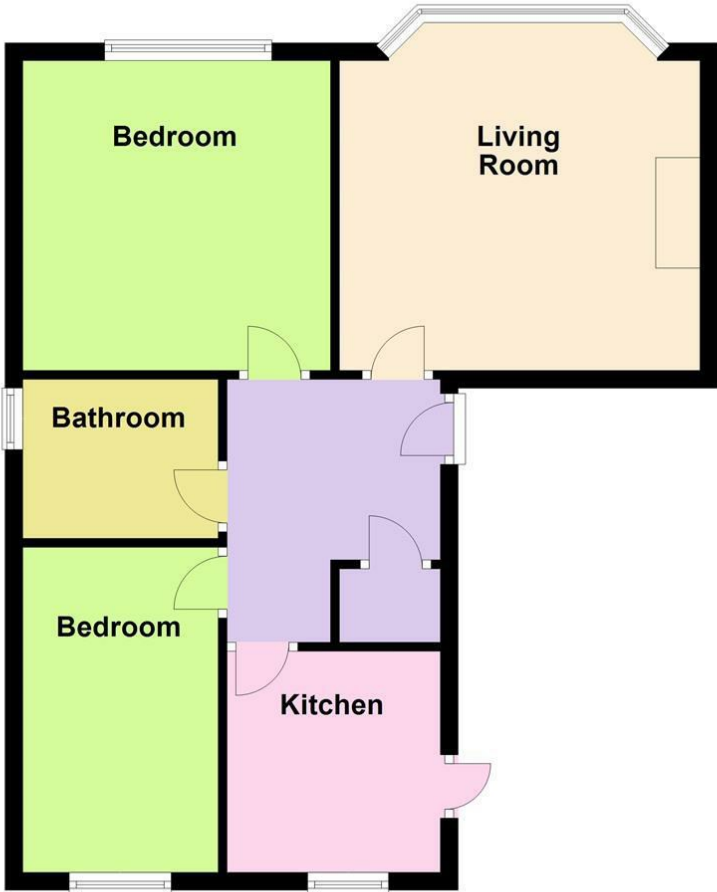
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Floor Plan

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 54.1 sq. metres (582.0 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.