



2



1



1



D



Description

We are delighted to present this rarely available penthouse apartment that is beautifully presented with two bedrooms and breathtaking views of the sea, ideally located in the heart of Worthing with local shopping facilities, the beach, parks, restaurants, bus routes, and the mainline station all nearby.

Accommodation offers a dual aspect lounge/diner with south facing enclosed balcony and two double bedrooms all enjoying views of the sea, a modern bathroom and a further WC. The property also benefits from double glazing, gas fired central heating, communal gardens and a garage.

Key Features

- Penthouse Apartment
- Dual Aspect Lounge
- Modern Shower Room
- Heart of Worthing
- Two Double Bedrooms
- Stunning Sea Views
- Modern Kitchen
- Council Tax Band D





Communal Entrance Hall

Communal front door, lift and stairs to top floor. Door to:

Hallway

Lounge/Diner

6.02 x 3.89 (19'9" x 12'9")

Radiator, carpet, television point, dual aspect with double glazed window to side aspect and opening to enclosed south facing balcony with direct sea views.

Kitchen

3.15 x 2.41 (10'4" x 7'10")

A range of gloss fronted wall and base units, worktop incorporating a one and half bowl sink unit with mixer tap and drainer, four ring electric hob with stainless steel extractor above, eye level oven with microwave above, space and plumbing for washing machine, part tiled walls, tiled floor, double glazed window and serving hatch through to Lounge/Diner.

Bedroom One

4.16 x 3.87 (13'7" x 12'8")

Radiator, built-in mirrored wardrobes, and double glazed window to front aspect with sea views.

Bedroom Two

4.09 x 2.99 (13'5" x 9'9")

Radiator, built in wood bedroom furniture with various cupboards for hanging and storage, shelving, drawers and a pull down bed, and a double glazed window to front aspect with sea views.

Shower Room

Walk in shower with mains shower, glass screen and tiled walls, low level flush WC and wash hand basin with chrome mixer tap inset to vanity unit with storage below and shelf above, tiled splash back, tiled floor, mirror with light, further storage cupboard and spotlights.

Additional WC

Low flush WC.

Communal Gardens

Garage

Located in a compound to the rear of the building. Access via Ariadne Road

Tenure

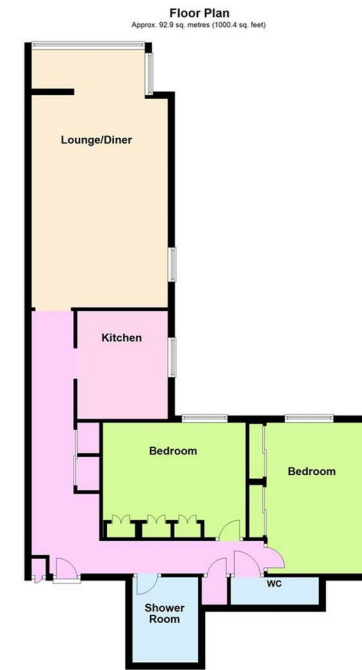
Leasehold with 983 years remaining. Maintenance Charge: £6,000 per annum which includes water bills, heating and hot water charges. This also includes a reserve collection for major projects.

Please note:

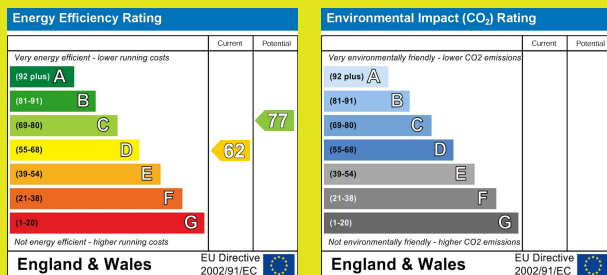
The photographs were taken prior to the property being tenanted and the appearance may have changed since that time.



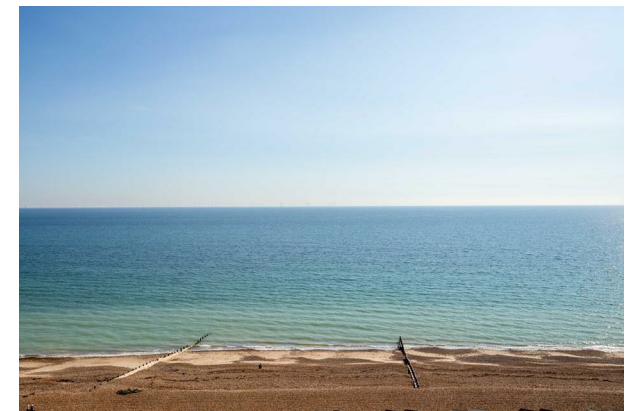
Floor Plan West Parade



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



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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co