



Vista Mare West, 44, West Parade, Worthing, BN11
£550,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Council Tax Band: G

- Seafront Upper Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Open Plan Kitchen/ Living/ Dining Room
- Wrap Around Balcony With Seaviews
- Direct Sea Views & Views of Marine Gardens
- Modern Shower Room & En Suite Bathroom
- Secure Underground Double Garage & Visitor Parking
- Separate Large Utility Room
- Popular Location
- Award Winning Roffey Homes Development



An exceptional opportunity to acquire this beautifully appointed, chain-free upper ground floor apartment, forming part of a prestigious Roffey Homes development. Offering two generous bedrooms and two bathrooms, the apartment enjoys a private balcony with superb direct sea views and an attractive outlook across Marine Gardens. Further enhancing this impressive home is a secure



INTERNAL: A communal entrance provides access to the building, with a private front door opening into an entrance porch and a further door leading into the spacious entrance hall, providing access to all rooms. At the heart of the apartment is an impressive open plan kitchen, dining and living space. The contemporary fitted kitchen features a range of matching wall and base units complemented by integrated appliances, including a fridge/freezer, dishwasher, double eye level oven and induction hob, together with a sink and drainer. The kitchen also enjoys an attractive outlook across Marine Gardens. The generous living and dining area provides ample space for both relaxing and entertaining, with a striking full length curved window allowing an abundance of natural light into the room. Sliding doors open directly onto the private balcony, further enhancing the sense of space. The apartment offers two well proportioned double bedrooms. The principal bedroom enjoys direct views across Marine Gardens and features an extensive range of fitted wardrobes with mirrored sliding doors, together with access to a spacious en-suite bathroom. Beautifully appointed, the en-suite comprises a walk in shower with glass screen, separate bath with shower attachment and a double vanity with twin basins, complemented by generous mirrored storage. Bedroom two also benefits from fitted wardrobes with mirrored sliding doors and is served by a stylish guest shower room comprising a walk in shower, wash hand basin and WC. Completing the accommodation is a generous utility room with space and plumbing for a washing machine and tumble dryer, excellent additional storage and housing for the boiler. The apartment further benefits from underfloor heating throughout.



EXTERNAL: A particular feature of the apartment is the impressive south facing wraparound balcony, providing generous space for outdoor furniture and enjoying superb direct sea views, together with an attractive outlook across the promenade and Marine Gardens. The development benefits from a secure underground access, approached via driveway with an electrically operated roller door. Apartment three enjoys the benefit of its own double garage, complete with an up and over door, power and lighting. The underground level can also be conveniently accessed via the development's passenger lift & stairs. In addition, there are five dedicated visitor parking spaces. The development won a Worthing Borough Council Building of Distinction Award in 2016

SITUATED: Occupying a prime position on West Parade, the apartment is situated directly beside the picturesque Marine Gardens and bowling green, with Worthing seafront and promenade immediately to hand. Regular bus services are easily accessible along the seafront and nearby Grand Avenue, providing convenient connections along the coast. The popular Goring Road shopping parade is approximately 0.5 miles away, offering a selection of independent shops, convenience stores, cafés and eateries. Worthing town centre is approximately 1.5 miles away and provides a comprehensive range of shops, restaurants, bars, theatres and leisure facilities.

TENURE

Lease: 92 Years
 Service Charge: £8245.64 per annum.
 Ground Rent: £376.86 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.