



2



1



1



E





We are delighted to offer this beautifully presented and well-maintained two double bedroom ground floor apartment situated directly on Worthing seafront, boasting stunning uninterrupted sea views and a spacious sun terrace.

Key Features

- Two double bedrooms with high ceilings and ample natural light
- Open-plan living, kitchen, and dining area with LVT wooden flooring
- Modern fitted kitchen with gloss-effect wall and base units, induction hob, and electric oven
- Large sun terrace with stunning uninterrupted sea views
- Fully tiled contemporary shower room with rainfall shower
- Generous storage throughout, including large hallway cupboard
- Direct access to Worthing promenade and seafront
- Currently achieving excellent rental income via Airbnb
- Ideal for residential or investment purposes
- Council Tax Band B | EPC Rating E

This exceptional ground floor apartment combines contemporary style with coastal charm. A private entrance opens into an inner hallway with a telephone entry system, leading to a large storage cupboard housing the water tank, gas meter, and shelving.

The front of the apartment features a substantial open-plan living, kitchen, and dining space with high ceilings, modern fitted gloss-effect units, built-in induction hob and electric oven, and LVT wooden flooring throughout. Double doors from the bay open onto a large sun terrace overlooking Worthing promenade and the sea, perfect for relaxing or entertaining.

To the rear, the property offers a generous main double bedroom with built-in storage and high ceilings, and a second L-shaped double bedroom featuring floor-to-ceiling windows. The fully tiled shower room includes a low-level flush WC, sink with built-in vanity, and glass-enclosed shower with a rainfall showerhead.

Currently used as a successful Airbnb, this property provides fantastic year-round rental income but also presents an ideal opportunity as a permanent residence for those seeking ground floor living with direct seafront access.

Tenure

Leasehold with 144 year remaining.

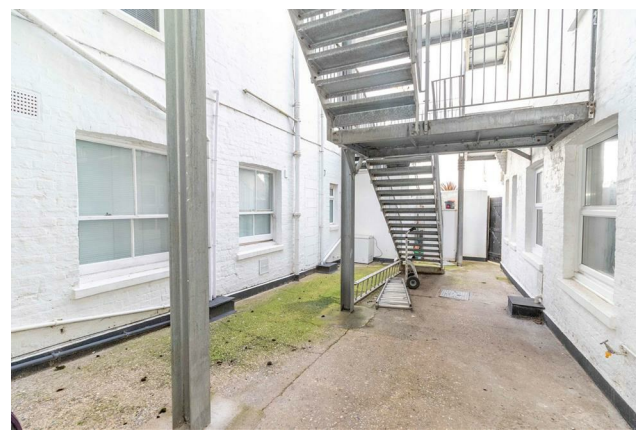
Service Charges: £3079.64 per annum.



robertluff.co.uk

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

Robert
Luff & Co



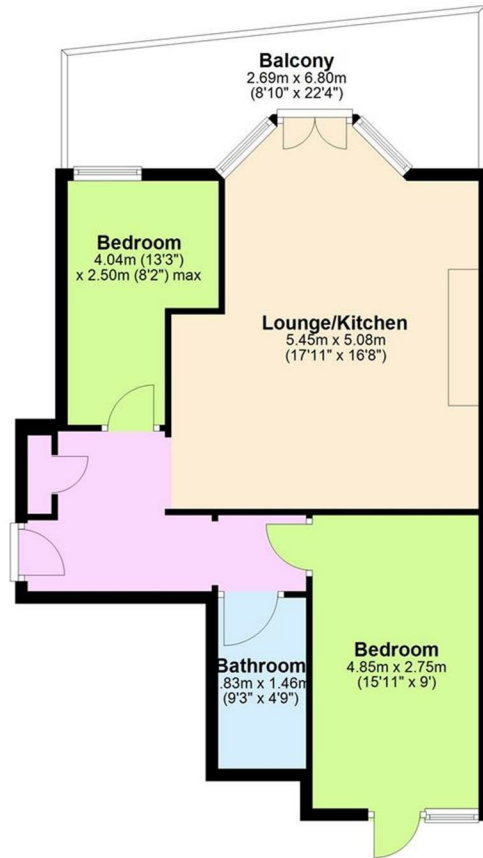
robertluff.co.uk

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

Robert
Luff & Co

Floor Plan 108 Marine Parade

Ground Floor
Approx. 64.2 sq. metres (691.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co