

**Seabright West Parade, Worthing, BN11**

Offers Over **£200,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Raised Ground Floor Flat
- Two Double Bedrooms
- South Facing Lounge
- Separate Kitchen
- Bathroom & Separate WC
- South Facing Balcony
- Close to Worthing Town Centre
- Well Tended Communal Gardens
- Chain Free
- Visitors Parking

A spacious and bright raised ground floor apartment forming part of this sought-after seafront development. The property features two generous double bedrooms, a south-facing lounge opening onto a private balcony, a separate kitchen, family bathroom, and an additional separate WC. The property is being sold chain free.





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#### **INTERNAL**

Communal front door with security entry phone system where a private entrance leads into a generously sized entrance hall. The hallway provides access to all rooms and benefits from three useful storage cupboards. Both bedrooms are well-proportioned doubles, offering comfortable accommodation. The south-facing lounge is bright and welcoming, with a door opening onto a private south-facing balcony, ideal for enjoying the sea air and natural light. The separate kitchen is fitted with a range of units and offers space for all essential appliances. The shower room features a corner shower and wash hand basin, with a separate WC conveniently located adjacent to the shower room.

#### **EXTERNAL**

The development is set within well maintained communal gardens that surround the building, providing an attractive and pleasant environment. There are also a range of communal parking spaces available for residents and visitors.

#### **SITUATED**

Situated on West Parade, the property is just a stone's throw from Worthing Seafront. Local amenities are conveniently located on Heene Road, approximately a quarter of a mile away. Worthing Town Centre is around three quarters of a mile distant and offers a comprehensive range of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities. The nearest railway station is West Worthing railway station, approximately one mile away, while regular bus services also operate nearby, providing convenient transport links.

#### **TENURE**

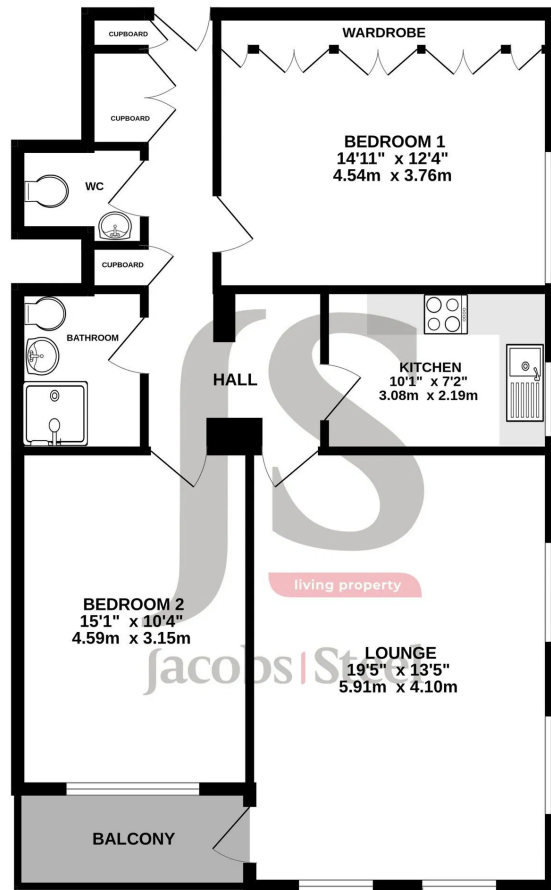
Service Charge: £5,718.70 per annum including the reserve fund.

Lease: Approx 167 years

Ground Rent: £130.50 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	