



2



1



1



C





Key Features

- Two double bedroom second floor flat
- Prime Worthing seafront location
- South-facing balcony with direct sea views
- Spacious L-shaped lounge/diner with balcony access
- Modern kitchen with integrated appliances
- Recently re-fitted shower room plus separate WC
- Dual aspect main bedroom with built-in wardrobe
- Allocated parking space in carport
- Exceptionally well-managed building, benefiting from a Share of Freehold arrangement
- Long lease and no onward chain | Council Tax Band D | EPC Rating C

We are delighted to offer this well-presented two double bedroom second floor flat, ideally situated directly on Worthing seafront. The property enjoys a prime coastal position close to local shops, parks, bus routes, and the promenade, and benefits from a south-facing balcony with direct sea views, allocated parking, a long lease, a share of freehold ensuring a well-managed building, and no onward chain.

This attractive and well-maintained second floor flat offers bright and spacious accommodation throughout, making it an ideal seaside home or investment opportunity.

The standout feature is the generous L-shaped lounge/diner, filled with natural light and featuring sliding doors that open onto a private south-facing balcony, offering stunning direct sea views.

The property is accessed via a welcoming hallway, which includes two large storage cupboards, providing excellent practicality. The modern kitchen is fitted with a range of gloss-effect wall and base units, complemented by a stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob, electric oven, and extractor fan, with additional space for a fridge/freezer and washing machine. A cupboard houses the combi boiler.

The accommodation comprises two spacious double bedrooms positioned towards the rear. One bedroom benefits from a full-length freestanding wardrobe, while the main bedroom is dual aspect with a built-in wardrobe, creating a bright and airy retreat.

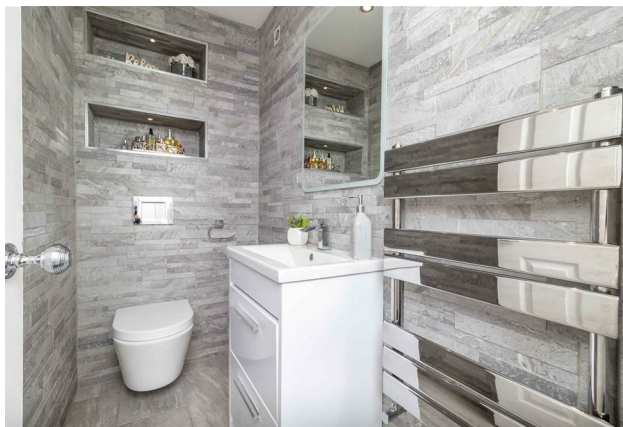
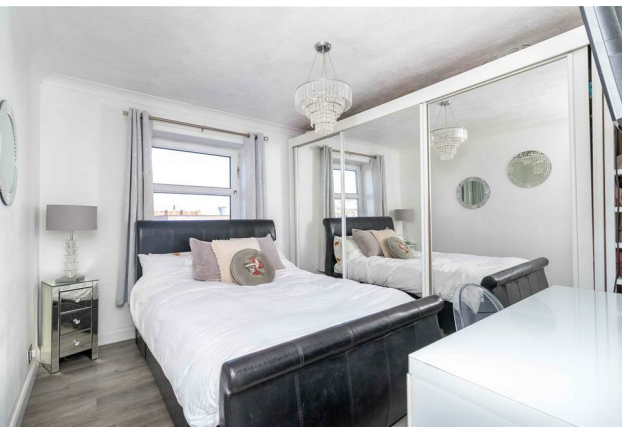
The property features a stylish, recently re-fitted shower room, fully tiled and fitted with a glass-enclosed rainfall shower, vanity unit with inset sink, low-level WC, and extractor fan. There is also the added convenience of a separate WC with wash basin and heated towel rail.

Further benefits include high-quality LVT flooring throughout, an allocated parking space within a carport, a long lease, a share of freehold ensuring the building is well managed, and the advantage of being sold with no onward chain.

Tenure

Leasehold - Share of Freehold with 131 years remaining on the lease.

Service Charge: £4,000 per annum (currently) - includes the building insurance and maintenance of the lift.



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

