



## Marine Parade, Worthing BN11 3QF

Guide Price **£170,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

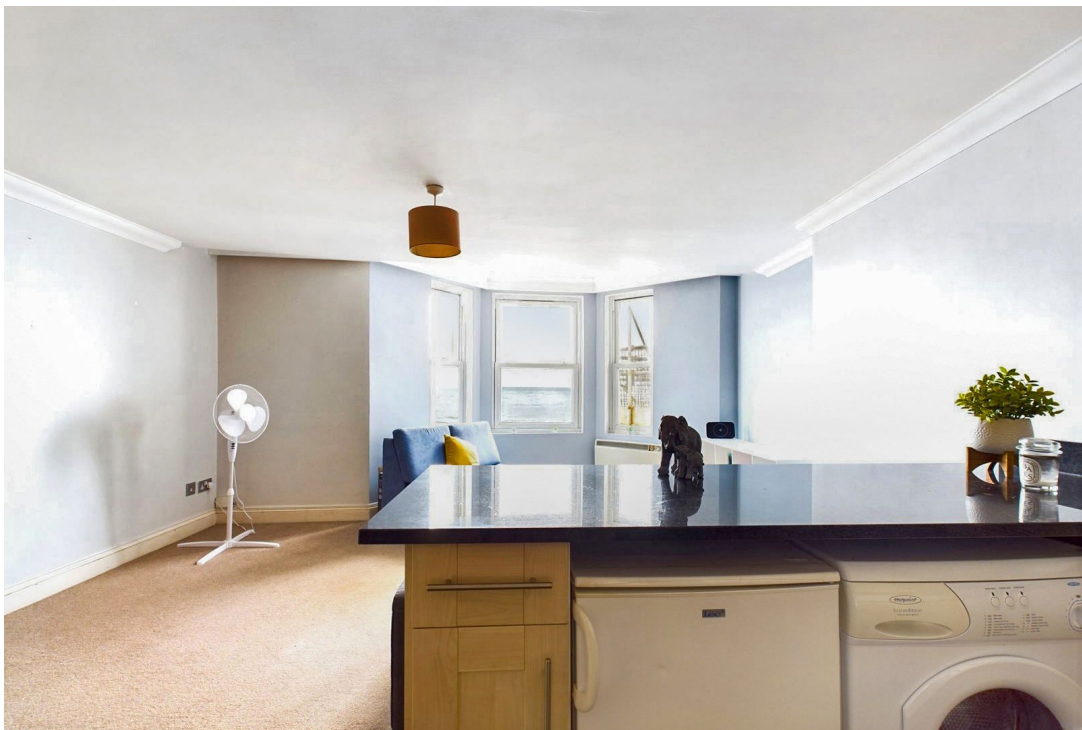
**Tenure:** Leasehold

**Council Tax Band:** A

- Top Floor Apartment
- One Double Bedroom
- Open Plan Living Room
- Shower Room
- Modern Kitchen
- Inbuilt Storage
- Panoramic Sea Views
- Close To Local Shops, Amenities and Mainline Train Station
- Desirable Seafront Location
- No Ongoing Chain And Extended Lease

We are delighted to offer for sale this rarely available and desirable top floor apartment boasting panoramic sea views which forms part of this converted Georgian house situated on Worthing seafront close to local shops, amenities and mainline train station. The property comprises of one double bedroom, open plan south facing lounge with sea views, fitted shower room and is sold with no ongoing chain and an extended lease.





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**Internal** A communal front door with security entry telephone system opens to the communal hallway and leads to stairs rising to the third floor. The private front door opens to a welcoming entrance hall with doors to all rooms and a large storage cupboard. Positioned to the south of the building and measuring a generous 15' 10" x 15' 2" is the south facing open plan living room creating a light, airy space with plenty of space for both lounging and dining. The kitchen has been fitted with an array of floor and wall mounted units, laminate worksurfaces with space and provisions for white goods. The double bedroom is positioned to the opposite side of the property and measures 9' 7" x 10' 2" with the additional benefit of a built in wardrobe. The shower room is situated conveniently between the bedroom and living space and has been fitted with a white suite including a shower, toilet and hand wash basin.

**Situated** In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 80 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is approximately 1km and offers links to both London and Brighton. West Worthing station is approximately 1.6km away. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

**Tenure** Leasehold

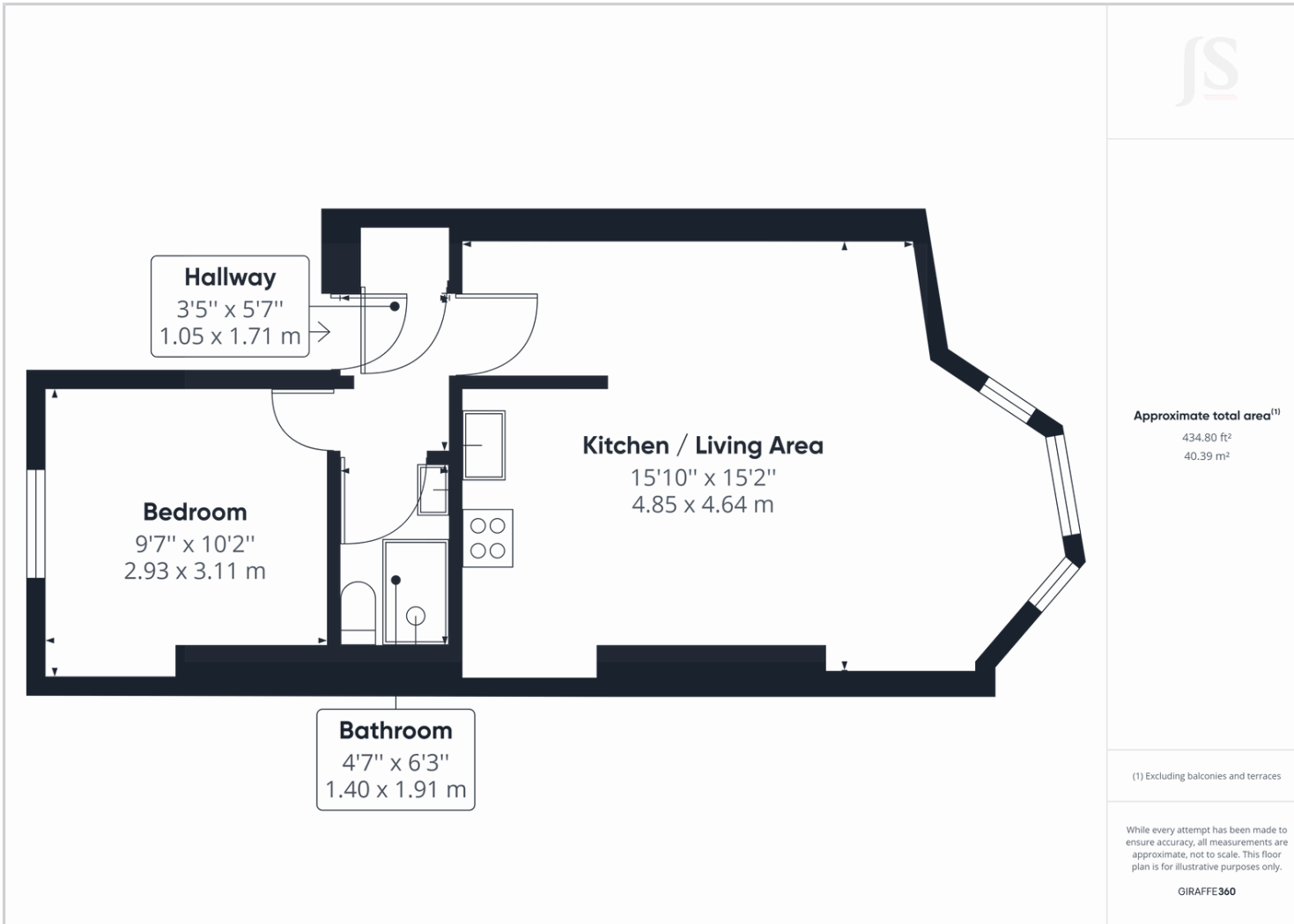
**Lease Length** 168 Years Remaining

**Maintenance** £1600 Annually

**Ground Rent** Peppercorn

**Council Tax** Band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.