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TBC



## Description

We are delighted to offer an exceptional opportunity to acquire a seventh-floor apartment in the highly regarded Seabright development, positioned directly on Worthing's iconic seafront.

This well-presented two double bedroom apartment enjoys truly breathtaking panoramic views. From both bedrooms and the spacious lounge/diner, there are glorious, uninterrupted views across the English Channel. To the north, the outlook extends to the beautiful South Downs National Park, with distant views stretching as far as the South Wales coastline on a clear day, a rare and impressive aspect that perfectly captures the very best of coast and countryside living.

## Key Features

- Seventh-floor apartment in the sought-after Seabright development on Worthing seafront
- Two double bedrooms with stunning sea views
- Spacious lounge/diner with panoramic coastal outlook
- Kitchen/breakfast room with Downland views
- Bathroom and separate WC, in good decorative order
- Breathtaking views across the English Channel and South Downs, with distant South Wales on clear days
- Garage in secure compound and communal gardens
- Lift access to all floors
- Offered with no onward chain, close to town centre, shops, cafés, and transport links
- Council Tax Band C | EPC Rating TBC





## Accommodation

The property offers bright and well-proportioned accommodation comprising two generous double bedrooms, both benefitting from stunning sea views, a spacious lounge/diner with an expansive coastal outlook, and a good-sized kitchen/breakfast room enjoying delightful Downland views. The apartment also features a bathroom and separate WC (if applicable).

Presented in good decorative order throughout, the apartment is ready for immediate occupation.

## Outside & Additional Features

The apartment also benefits from a garage located within a secure compound to the rear,

well-maintained communal gardens, and lift access to all floors. It is offered for sale with no onward chain.

## Location

Situated directly on Worthing seafront, Seabright offers one of the town's most desirable positions. The beach is quite literally on your doorstep, while Worthing town centre is just a short walk away, providing a comprehensive range of shopping facilities, restaurants, cafés and transport links. Local amenities can also be found nearby in the ever-popular West Worthing and surrounding areas.

## Tenure

Leasehold with 167 years remaining.  
Ground Rent - £117 per annum.  
Service Charge: £3,343 per annum.



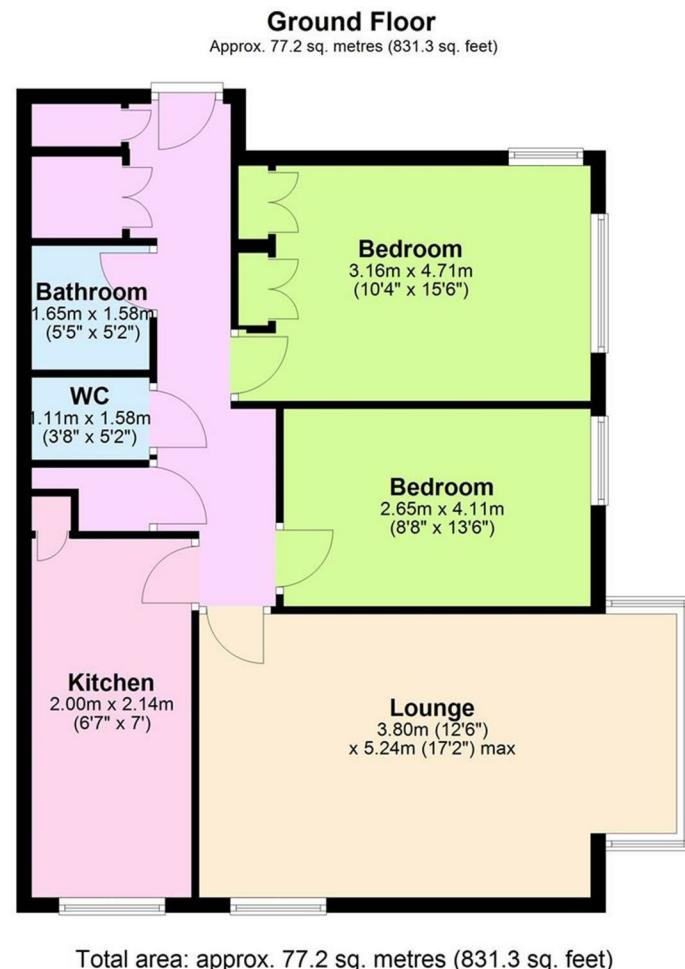


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& Co

## Floor Plan West Parade



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	EU Directive 2002/91/EC

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

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