Robert Luff & Co

West Parade, Worthing

Leasehold - Offers In The Region Of £600,000

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We are delighted to offer this exceptionally spacious two double bedroom ground floor apartment, ideally situated in the highly sought after Heene district of Worthing, just yards from the seafront and within easy reach of local shops, parks and transport links. The property offers beautifully proportioned and versatile accommodation throughout, with further benefits including two en-suite shower rooms, a magnificent south facing lounge, a south facing raised patio and seating area and allocated parking to the front.

Key Features

- Exceptionally Spacious Two Double Bedroom Ground Floor Apartment
- Highly Sought After Heene Location Backing Onto the Seafront
- Impressive South Facing Lounge With High Ceilings
- Modern Fitted Kitchen With Granite Worktops
- Bright And Spacious Sunroom/Dining Room
- Two Double Bedrooms Both With En-Suite Shower Rooms
- Versatile Home Office/Study And Ample Storage
- South Facing Raised Patio & Seating Area
- Dedicated Gated Parking For Two Cars In Private Front Garden
- Council Tax Band E | EPC Rating C

Upon entering, a welcoming entrance lobby provides a useful home office area and built-in storage, leading through to a spacious hallway with separate study. The impressive south facing lounge enjoys high ceilings, large windows allowing an abundance of natural light and direct access onto the south facing patio area. The contemporary fitted kitchen features high gloss units, granite worktops, integrated appliances, a range style cooker and a Velux window. Adjoining the kitchen is a delightful sunroom/dining room, offering additional versatile living space with further access onto the patio and seating area.

The accommodation comprises two generously proportioned double bedrooms, both benefiting from fitted wardrobes and private en-suite shower rooms. The principal bedroom enjoys high ceilings and extensive storage, whilst the second bedroom features an en-suite shower room with a Velux window and a utility cupboard housing a washing machine, tumble dryer and recently installed Worcester boiler.

Externally, the property enjoys a south facing raised patio and seating area, accessed from both the lounge and sunroom, providing an ideal space for outdoor dining and relaxation. Allocated parking is conveniently situated to the front of the building. Ideally positioned just moments from Worthing seafront, this superb apartment offers spacious and flexible coastal living.

Tenure
Leasehold with 103 years remaining.
Service Charge: TBC











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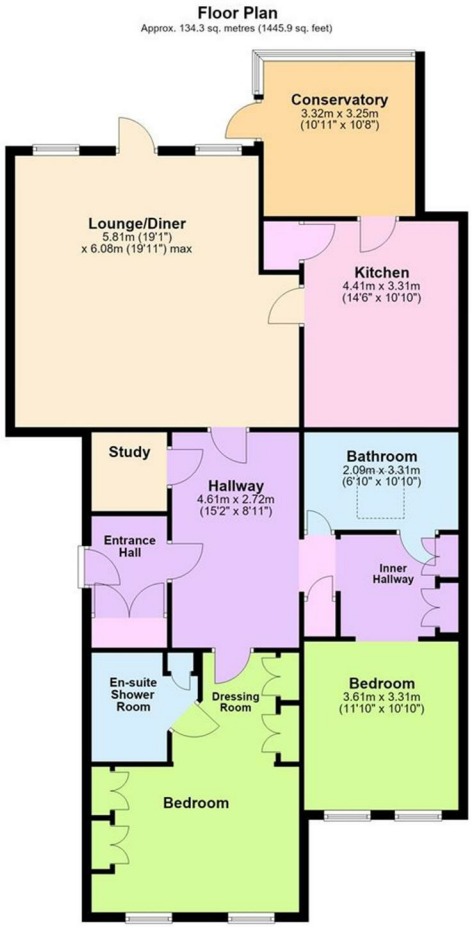


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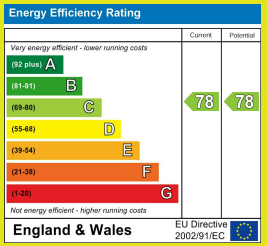
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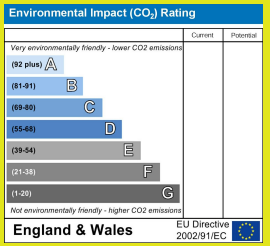
Floor Plan West Parade



Total area: approx. 134.3 sq. metres (1445.9 sq. feet)







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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