Robert Luff & Co

# West Parade, Worthing

Leasehold - Guide Price £200,000 - £225,000

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We are pleased to offer this spacious three double bedroom seafront apartment, occupying a superb third-floor position on the highly desirable Marine Parade. Boasting breathtaking sea views, bright and generously proportioned accommodation, an enclosed internal balcony and a private garage, this chain-free property presents a fantastic opportunity for buyers to secure a coastal home with excellent potential in one of Worthing's most sought-after locations.

## Key Features

- Third-floor seafront apartment
- Three generous double bedrooms
- Enclosed internal balcony with stunning sea views
- Modern fitted kitchen
- Family bathroom and separate shower room
- Private garage with power and lighting
- Prime West Parade location, moments from Worthing seafront, the town centre and transport links
- Chain-free sale
- Council Tax Band D | EPC Rating D

Occupying an enviable third-floor position along Worthing's iconic Marine Parade, this well-proportioned apartment enjoys an abundance of natural light and far-reaching sea views from its elevated setting.

The spacious accommodation features a generous living room with access to an enclosed internal balcony, creating the perfect space to relax and take in the changing coastal scenery throughout the year. The modern fitted kitchen is well-appointed, while three genuine double bedrooms provide flexible accommodation for families, guests or those working from home.

The property also benefits from a family bathroom, a separate shower room and excellent built-in storage, ensuring practicality matches the generous living space. Offered in good overall condition, the apartment is ready to occupy while still offering buyers the opportunity to modernise and personalise to their own taste.

A particular advantage is the private garage within the residents' compound, complete with power and lighting, providing secure parking or valuable additional storage.

Chain free and perfectly positioned just moments from the beach, promenade, town centre, cafés, restaurants and excellent transport links, this is an exceptional opportunity to enjoy coastal living in one of Worthing's most desirable locations.

**Tenure**
Leasehold with 46 years remaining
Service Charge: £8,52167 per annum (includes maintenance and communal gas charge for heating and hot water for the winter)
Ground Rent: £98 per annum











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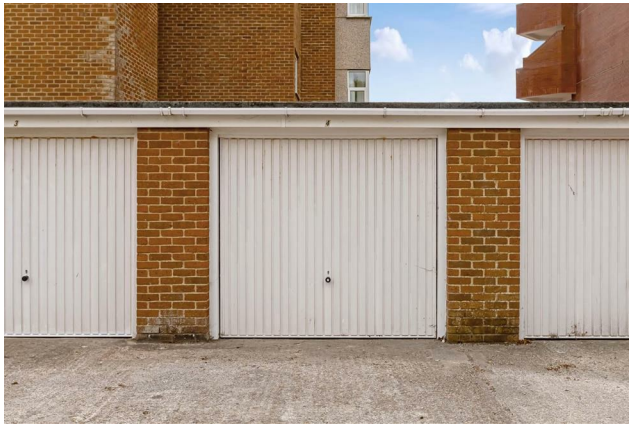
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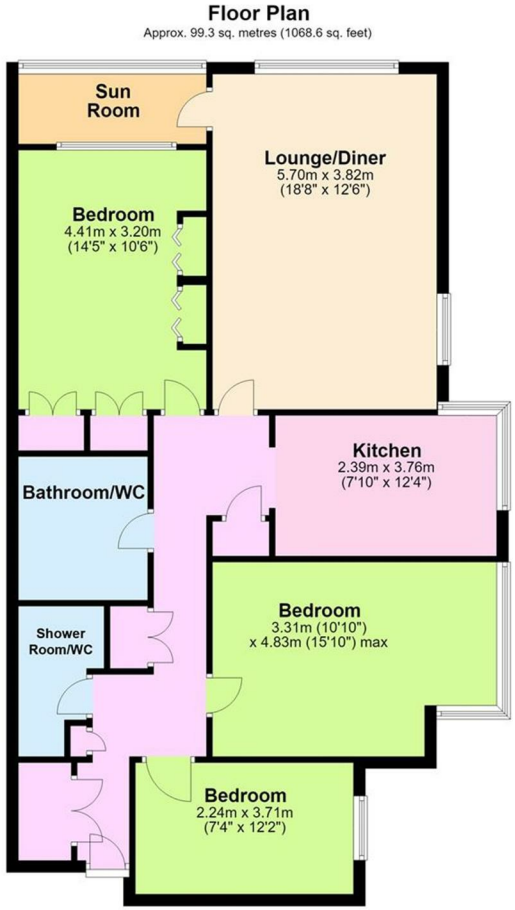




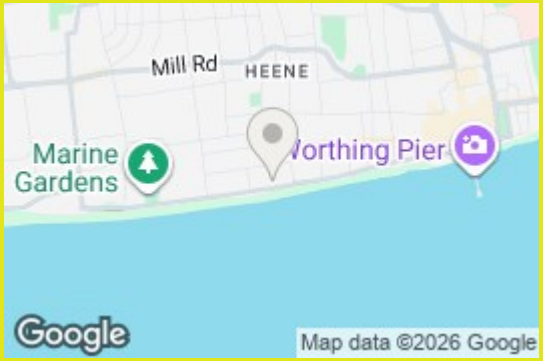


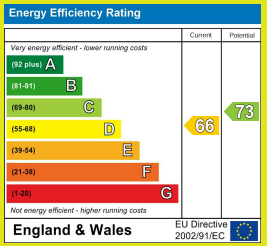


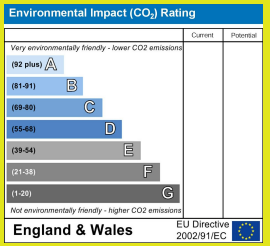
# Floor Plan West Parade




Total area: approx. 99.3 sq. metres (1068.6 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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