



2



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## Description

Robert Luff & Co are delighted to offer to the market this beautifully presented two-bedroom second floor flat ideally positioned yards from Worthing seafront, enjoying stunning sea views, with town centre shops, restaurants, parks, bus routes and mainline station all nearby. Accommodation offers entrance hall, lounge, kitchen, two bedrooms, an ensuite and a bathroom.



## Key Features

- Two-bedroom second-floor apartment
- Bright open-plan lounge/dining room
- Recently refitted modern kitchen & bathroom
- EPC Rating - C
- Leasehold with share of freehold
- Fantastic seafront location with sea views
- Ensuite shower room to principal bedroom
- High ceilings throughout with large windows providing excellent natural light
- Council Tax Band - C
- Chain Free



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### Summary

Accessed via both lift and stairs to the second floor, the apartment opens into a welcoming entrance hallway. To the left of the hallway is a bright and airy open-plan lounge/dining room, enhanced by beautiful high ceilings and large windows that flood the space with natural light. This impressive living area provides ample room for both relaxation and dining, creating a fantastic space for entertaining or everyday living.

An opening from the lounge leads through to the modern, recently refitted kitchen, which is fitted with a range of contemporary light grey wall and base units.

Moving through the property, there is a modern bathroom which is partly tiled and fitted with a panel-enclosed bath with shower over, wash hand basin, and WC.

Completing the accommodation are two double bedrooms. The principal bedroom is a particularly generous double room, benefiting from attractive high ceilings, built-in wardrobe space, and a modern ensuite shower room. The ensuite is fitted with a shower cubicle, wash hand basin, low-level flush

WC, and a heated towel rail, providing both comfort and convenience.

The second bedroom is also a well-proportioned double room, offering flexible accommodation suitable for guests, family members, or a home office

### Tenure

Leasehold with share of freehold  
Lease Length - 985 years remaining  
Service Charge - Approx £3000 P/A



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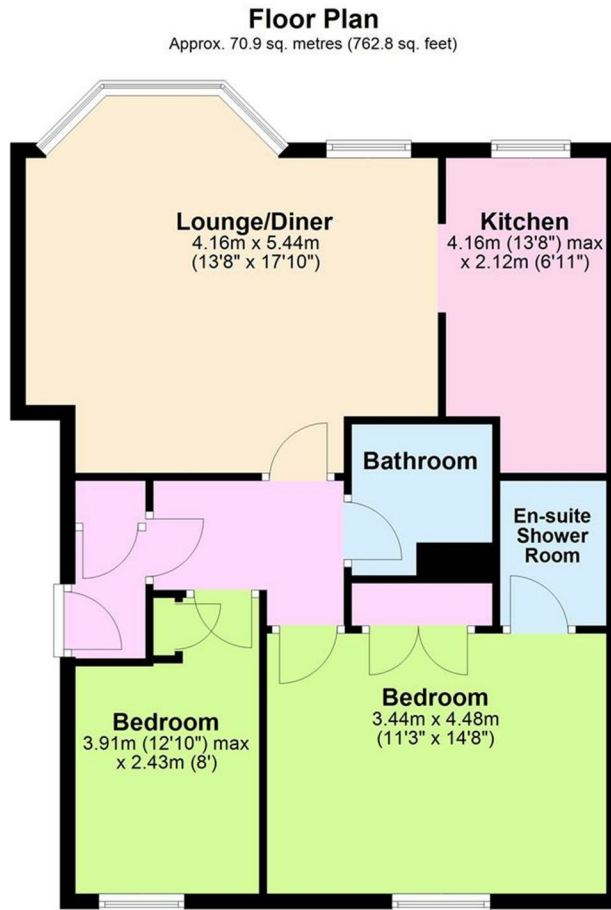


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# Floor Plan Marine Parade



Total area: approx. 70.9 sq. metres (762.8 sq. feet)



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