



1



1



1



C



Description

We are delighted to offer this beautifully presented one-bedroom ground floor apartment, ideally located just yards from Worthing seafront and its popular promenade. The property is well maintained and in good decorative order throughout, featuring a private entrance, spacious accommodation, and the rare advantage of an allocated off-road parking space with CCTV coverage. Perfect for first-time buyers, investors, or those seeking a coastal retreat, this home combines comfort, convenience, and a sought-after seaside setting.

Key Features

- Beautifully presented one-bedroom ground floor apartment
- Prime location just yards from Worthing seafront and promenade
- Private entrance providing added privacy and independence
- Spacious double bedroom with fitted radiator and storage potential
- Modern bathroom with shower over bath and frosted window
- Bright lounge with TV point, WiFi connection, and garden-facing window
- Well-equipped kitchen with oven, hob, and space for appliances
- Gas central heating with radiators throughout
- Allocated off-road parking space with CCTV coverage for added security
- Council Tax Band A | EPC Rating C





The property is accessed via a private entrance leading into an entrance hall with laminate wood flooring and a gas-fired radiator. The lounge is a bright and comfortable space with carpet flooring, a double-glazed window, gas radiator, TV point, and WiFi connection, and provides access through to the kitchen.

The kitchen is fitted with a range of wall and base units, stainless steel sink with drainer, freestanding oven with four-ring glass hob, space for a fridge/freezer, and a wall-mounted boiler, with a double-glazed window providing natural light.

The bedroom is a well-proportioned double room with carpet flooring, gas radiator, and a double-glazed window, offering ample space for wardrobes and additional bedroom furniture.

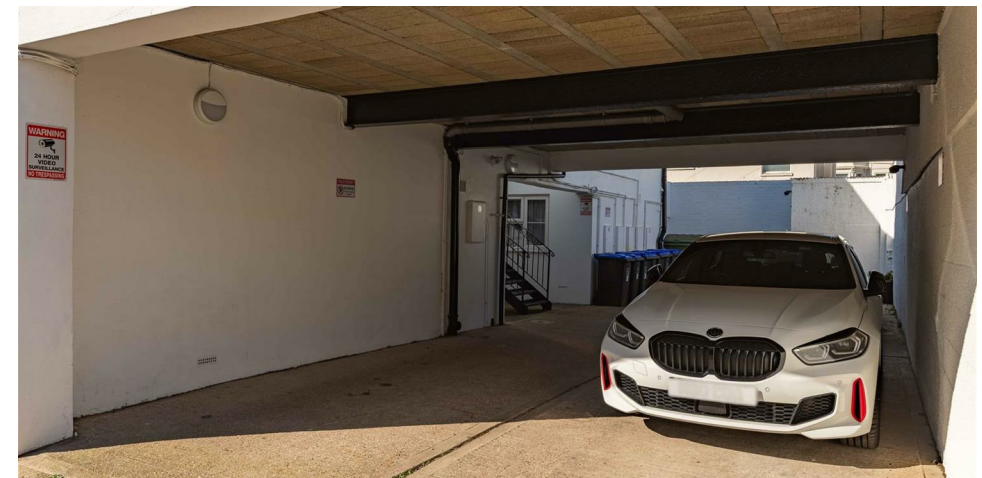
The bathroom comprises a panel-enclosed bath with overhead shower, part-tiled walls, WC, sink, gas radiator, and a frosted double-glazed window. Externally, the property benefits from one allocated off-road parking space, conveniently positioned and monitored by CCTV.

Tenure

Leasehold - Share of Freehold

984 years remaining.

Service Charges: £2,000 per annum.



robertluff.co.uk

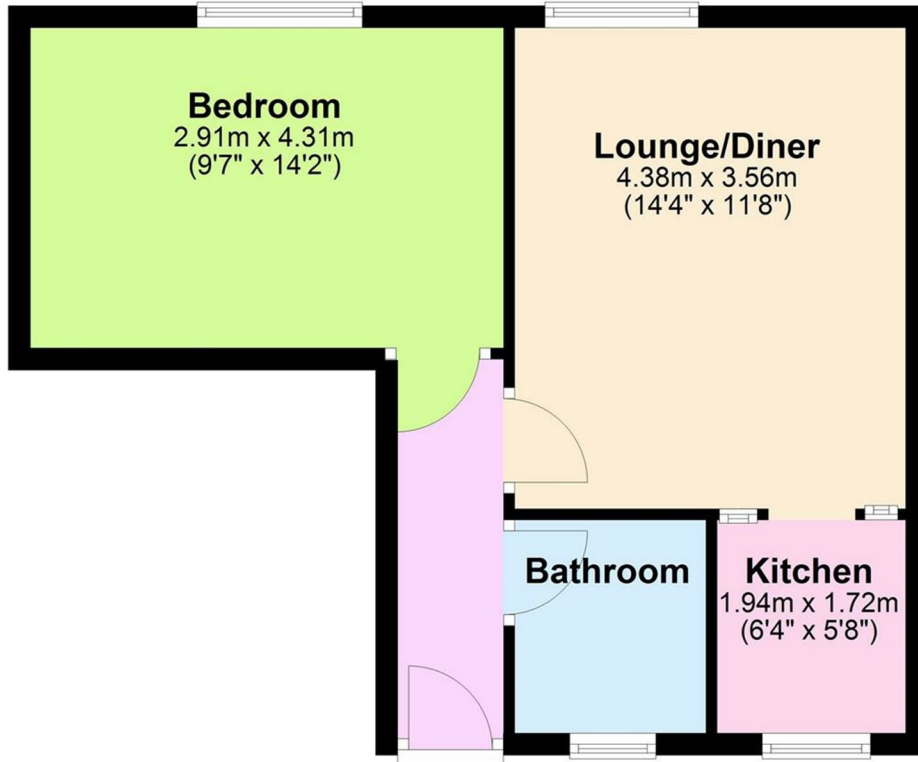
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

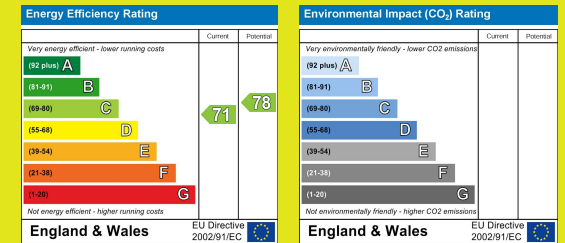
Floor Plan Selden Lane

Floor Plan

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 39.4 sq. metres (424.2 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co