



- **GROUND FLOOR SEAFRONT APARTMENT**
- **19' 9" X 13' 10" LOUNGE**
- **MODERN KITCHEN & BATHROOM**
- **DIRECT SEA VIEWS**
- **CLOSE TO TOWN CENTRE**
- **NO ONGOING CHAIN**



**Flat 1 Beach View 121-122 Marine Parade**  
 Worthing BN11 3SA

**Guide Price £250,000**  
**to £260,000**

This immaculate one bedroom ground floor apartment on Worthing seafront has bags of character and enjoys direct sea views from both the lounge and kitchen. The property also benefits from high ceilings which is in keeping with the period. Presented to a very high standard and being just a short walk from Worthing town centre, viewings are strongly recommended. Please note under the 1979 Estate Agents Act we would like to point out that the vendor of this property is an associate of Bartholomew Estate Agents. **\*NO ONGOING CHAIN\***

**Communal Entrance**

Door to inner hall leading to private front door.

**Entrance Hall**

Storage cupboard with shelving. Vertical radiator. Entryphone.

**Lounge** 19' 9" x 13' 10" (6.02m x 4.21m)

Double glazed bay window to the front offering direct sea views. Vertical radiator.

**Kitchen** 9' 0" x 4' 10" (2.74m x 1.47m)

Part tiled with double glazed window to the front offering direct sea views. Roll edge work tops with inset butler sink. Base units and drawer with matching wall mounted cupboards. Fitted oven with four ring hob over and extractor unit above. Washer/drier. Fridge freezer. Dishwasher.

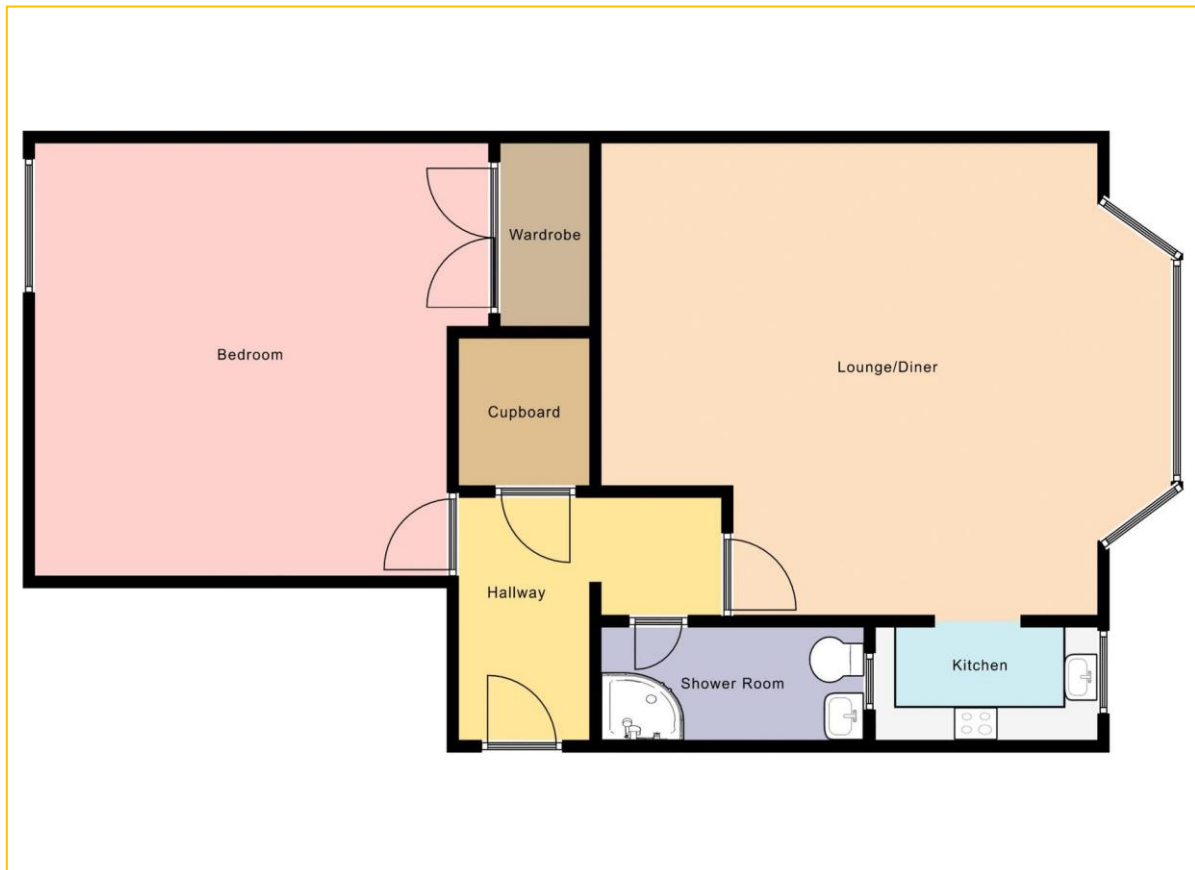
**Bedroom** 13' 0" x 11' 9" (3.96m x 3.58m)

Double glazed window to the rear. Built in double wardrobe with additional storage space above. Radiator.

**Shower Room** 7' 1" x 5' 0" (2.16m x 1.52m)

Part tiled with glazed corner shower cubicle. Low level WC. Wash hand basin with vanity drawers below. Heated towel rail.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**traditional values** modern thinking

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