



West Parade, Worthing



£1,495 Per
Calendar Month

- Stunning Seafront Apartment
- Direct Sea Views - Garage
- EPC Energy Rating C (79)
- Two Double Bedrooms
- Seasonal Heating/Hot Water Included
- AVAILABLE NOVEMBER 2026 OCCUPATION.

Robert Luff & Co Lettings are delighted to offer this stunning two-bedroom seafront apartment, superbly positioned on West Parade and enjoying impressive sea views.

The property has been finished to an excellent standard throughout, with sea views enjoyed from the enclosed balcony, spacious lounge and both double bedrooms.

The accommodation comprises a welcoming entrance hall, bright and spacious living room, brand-new modern fitted kitchen, two good-sized double bedrooms and a stylish newly fitted bathroom.

Further benefits include seasonal heating and hot water included within the monthly rent, communal gardens and the added advantage of a private garage.

Balcombe Court occupies an excellent seafront position on West Parade, providing easy access to Worthing beach and promenade, while Worthing town centre, local shops, restaurants, cafés and transport links are all within easy reach.

VIEWINGS – SATURDAY 26TH SEPTEMBER, 2:00PM–3:00PM

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
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Accommodation

ENTRANCE

Communal Entrance Hall

Lift and stairs to first floor. Door to:-

Entrance Hall

Security Entryphone system. Storage cupboard with hanging. Further storage cupboard with shelving. Cupboard housing washing machine with shelving. Coving.

Bedroom One 13'9 x 11'10 (4.19m x 3.61m)

Radiator. Coving. Double glazed window to front aspect with sea views.

Bedroom Two 13'6 x 9'10 (4.11m x 3.00m)

Radiator. Coving. Double glazed window to front aspect with sea views.

Bathroom

White suite comprising; Panel enclosed p-shaped shower bath with mixer tap and shower over with shower screen. Vanity style wash hand basin with mixer tap and storage under. Low level flush WC. Heated towel rail. Extractor Fan. Partially tiled walls. Tiled floor.

Additional WC

Low level flush WC. Half size vanity style wash hand basin with mixer tap. Tiled floor. Motion sensor light.

Kitchen 10'4 x 7'9 (3.15m x 2.36m)

Range of gloss fronted wall and base units. 1 & 1/2 bowl sink unit inset into work surface with mixer tap and drainer. Four ring hob inset with oven under and extractor over. Integrated slimline dishwasher. Integrated fridge freezer. Partially tiled walls. Tiled floor. Double glazed window to side aspect.

Lounge 20'0 x 13'0 (6.10m x 3.96m)

Radiator. Wall lighting. Television point. Dual aspect with double glazed window to side aspect and Bi'folding doors opening to:-

Enclosed Balcony

With frontal sea views.

OUTSIDE

Communal Gardens

Garage

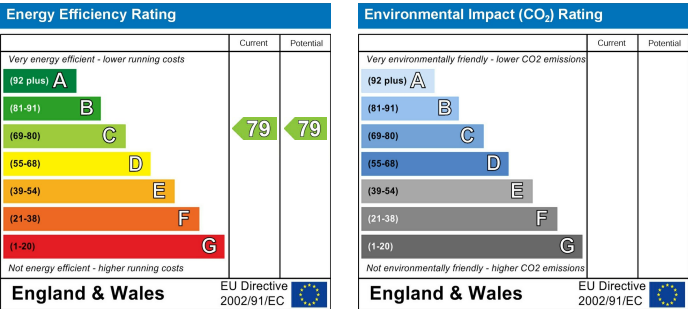
Located in a compound to the rear of the building. Access via Ariadne Road



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