



12a Marine Point | West Parade | Worthing | West Sussex | BN11 5EE

Offers In Excess Of **£275,000**





We are pleased to be able to offer a well presented, one double bedroom apartment to the market. The beachfront apartment located in popular West Worthing showcases panoramic sea views this apartment is situated on the fourth floor and benefits from one double bedroom, kitchen, lounge/ dining room, bathroom and ample storage. The property also benefits from long lease, share of freehold, residents parking and no onward chain.



Key features:

- Seafront Apartment
- One Double Bedroom
- Fourth Floor With Passenger Lift
- Fitted Kitchen
- Lounge/Dining Room with Sea Views
- Bathroom
- Residents Parking
- Share of Freehold & Long Lease
- No Onward Chain

 1 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Communal security entry system leading to the communal entrance with passenger lift and stairs to fourth floor. Front door leads into the entrance hall with doors to all rooms and access to three storage cupboards. The lounge/ dining room measures 17'8ft x 11'6ft and have outstanding sea views. The fitted kitchen comprises of cream wall and base units, built in oven, electric hob, space for fridge/ freezer and dishwasher, sink drainer and views overlooking the seafront. The bedroom is a good size with sea views and benefitting from built a double wardrobe and two storage cupboards. The bathroom comprises of part tiled walls, bath with shower above and glass screen, wash hand basin and WC.

EXTERNAL Residents parking to the front and rear of the property.

SITUATED Opposite Worthing's popular beach and promenade which leads to Worthing Town Centre approximately 1km away with popular bus routes running on Grand Avenue and West Parade. West Worthing Railway Station is approximately 0.5 miles

from the property and approximately takes a 15 minutes to walk. West Worthing high street with its eateries, convenience stores, banks and pharmacy is near by. Marine Gardens is approximately 0.2 miles away from the property.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/ DINING ROOM 17' 8" x 11' 6" (5.38m x 3.51m)

KITCHEN 6' 4" x 11' 5" (1.93m x 3.48m)

BEDROOM ONE 11' 5" x 15' 8" (3.48m x 4.78m)

BATHROOM

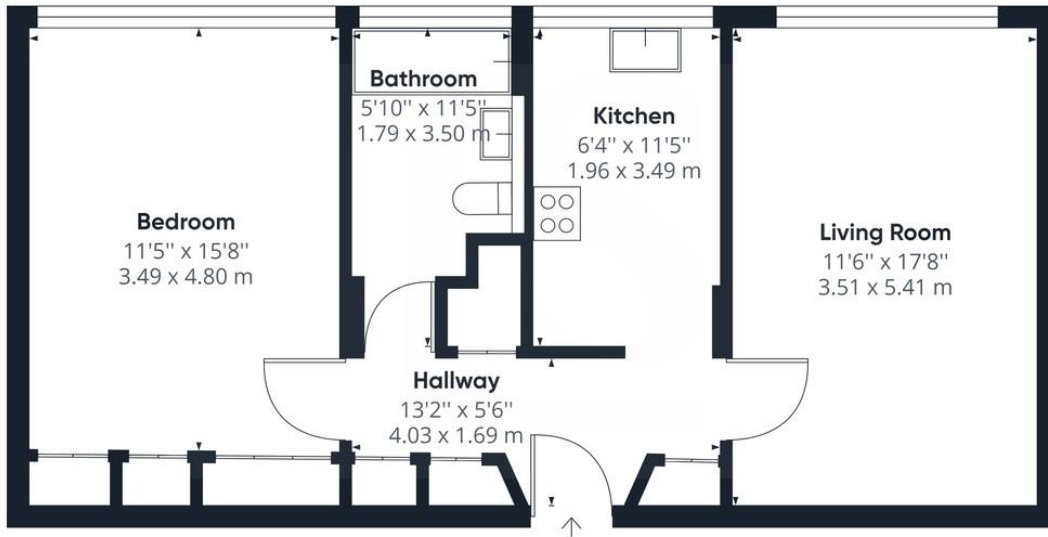
TENURE Share of Freehold

Lease: 937 years remaining

Service Charge: £630 per quarter

COUNCIL TAX BAND C





Approximate total area⁽¹⁾
642.15 ft²
59.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EPC TO FOLLOW

Property Details:

Floor Area: 657 sq ft (61 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.