



Calista | 26 West Parade | Worthing | BN11 3FR



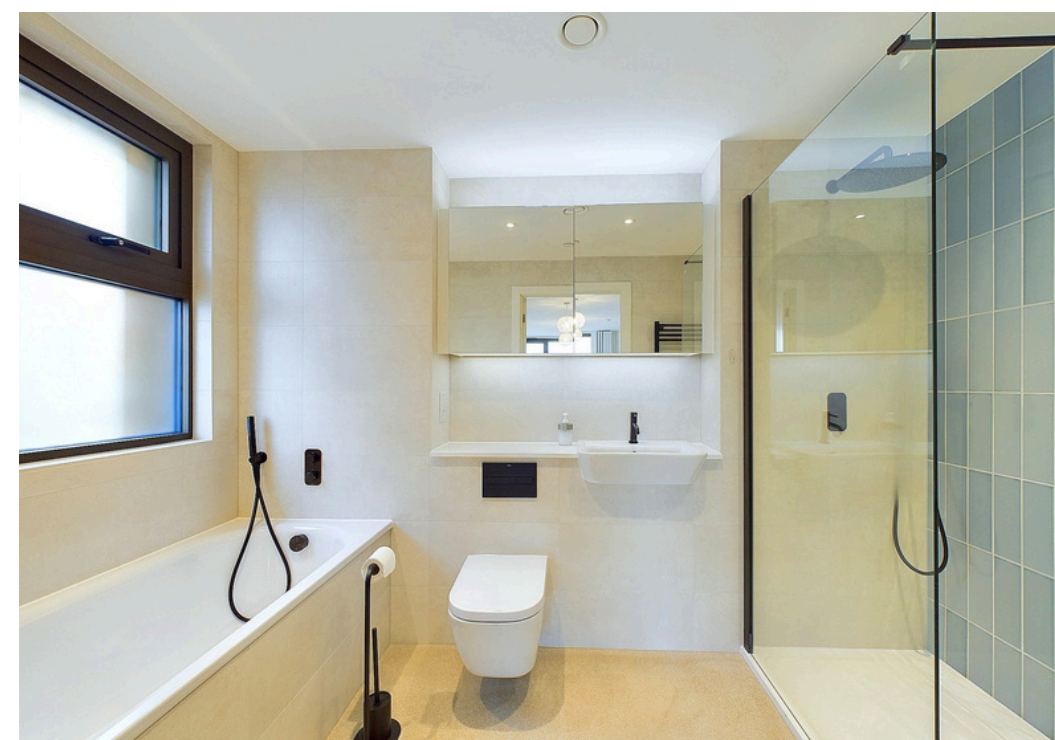


A home of style & sophistication

We are proud to be offering the opportunity to purchase a luxury apartment situated in the highly sought after Calista development on Worthing Sea Front. The apartment offers three double bedrooms, en-suite shower room, guest shower room, open plan lounge/ dining room and modern fitted kitchen. The property features a south facing terrace with wonderful sea views and views towards the pier. The apartment also offers two allocated, secure underground parking spaces and is being sold with no ongoing chain.













## Key Features

- Fourth Floor Luxury Seafront Apartment
- Three Double Bedrooms
- Modern En Suite & Guest Shower Room
- Two Secure Underground Allocated Parking Spaces
- Under Floor Heating Throughout
- Utility Room
- Bus Routes Nearby
- 2022 Roffey Build



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Secure video entry phone system, communal entrance with stairs and passenger lift rising to the fourth floor. Private front door leading into the spacious entrance hall with doors to all rooms. The property offers a wonderful open plan/ living dining room with double glazed sliding doors opening to the spacious south facing sun terrace. The modern fitted kitchen offers lacy fitted units with composite stone worktops, 1 1/2 bowl sink/ drainer, integrated AEG appliances including dishwasher, fridge/ freezer, double oven and induction hob. There is a storage/ utility room just off the hallway which offers space and plumbing for washing machine, tumble dryer and additional space for extra freezer or fridge. The primary bedroom features downland views, mirrored double wardrobe and door leading into the en suite shower room. The en suite shower room comprises of tiled walls, walk in double shower, with large rainfall showerhead and glass shower screen, enclosed close coupled WC, wash hand basin and mirrored cabinet. There are two further bedrooms both offering built in wardrobes with sliding doors. The guest shower room offers tiled wall, walk in shower, shower attachment, rainfall shower head, close coupled WC, wash hand basin and mirrored cabinet.

### EXTERNAL

The property offers a spacious south facing sun terrace with spectacular sea views and views towards the pier. There is secure underground parking with two allocated parking spaces which can be accessed via an electric door. Beautiful landscaped communal gardens which have been beautifully maintained.

### LOCATION

On West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile or on Goring Road just under a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three quarters of a mile away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby on Grand Avenue or West Parade.

### TENURE

Length of lease: 149 years.

Annual service charge: £5,600.

Council tax band: E

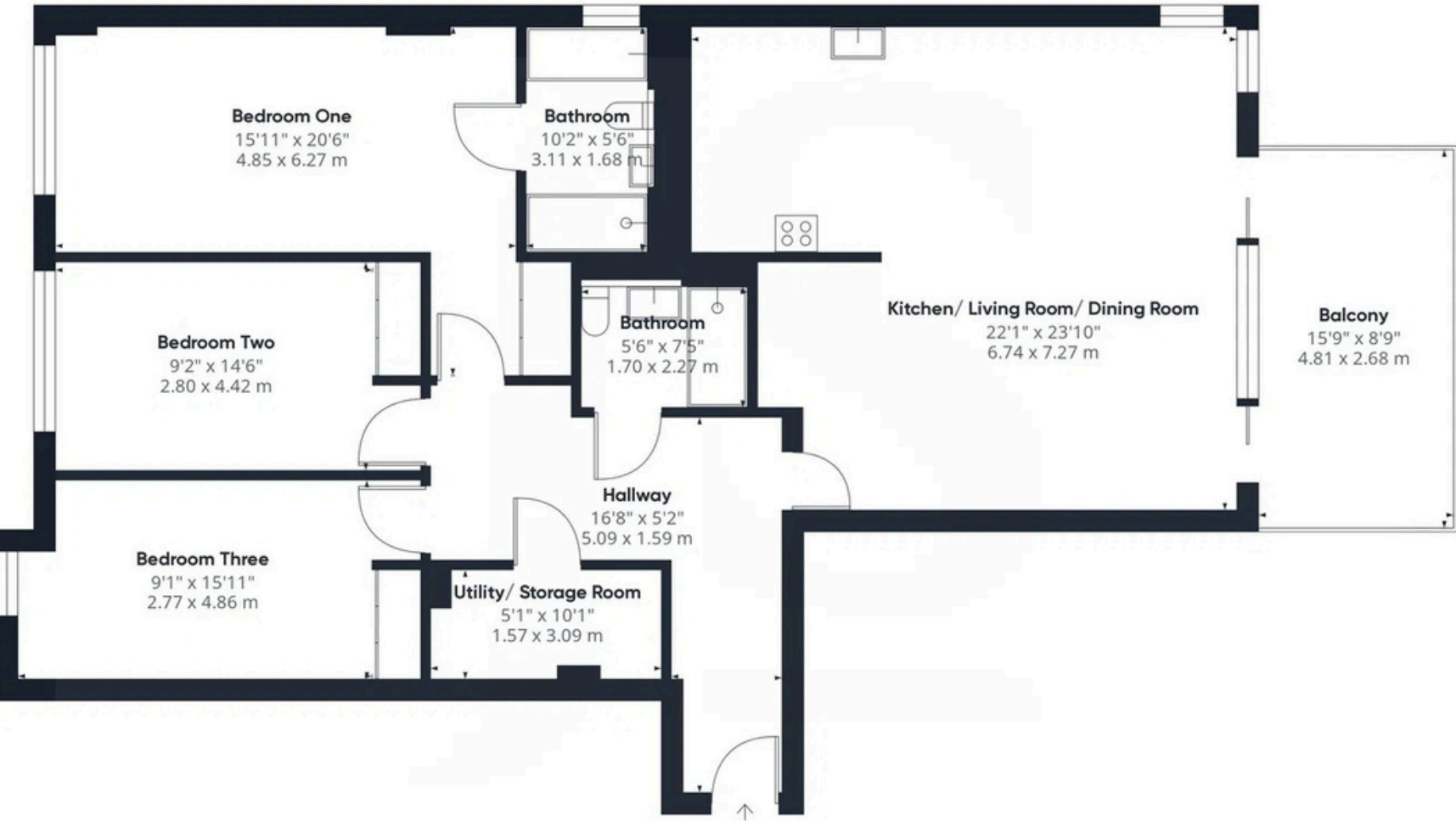
No Ground Rent



**Spectacular Sea View's**



**VIEW THIS  
PROPERTY ON  
OUR WEBSITE**



**Approximate total area<sup>(1)</sup>**  
1336.66 ft<sup>2</sup>  
124.18 m<sup>2</sup>

**Balconies and terraces**  
137.56 ft<sup>2</sup>  
12.78 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 1432 sqft)

Tenure: Leasehold

Council tax band: E

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.