



**3 Stoke Court, 1 West Parade, Worthing, BN11 3QP**  
**Asking Price Of £450,000**



We are thrilled to present this CHAIN FREE beautifully appointed two-bedroom first-floor flat, nestled within a small, exclusive development of just five high-quality residences. Located in a sought-after position on West Parade, this exceptional home boasts an allocated parking space for added convenience. Enjoy breathtaking views of the English Channel from your very own south-facing, undercover verandah-style balcony—perfect for relaxing or entertaining while soaking up the stunning scenery.



## Key Features

- CHAIN FREE
- First Floor
- Two Bedroom Flat
- Two Bathrooms
- South Facing Balcony
- Sea Views
- Allocated Parking
- Close to Town Centre
- Close to Bus Routes
- Small Exclusive Development



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

The property benefits from beautifully maintained communal areas, offering a grand and welcoming atmosphere as you make your way to the first floor. Upon entering, you're greeted by a spacious hallway that leads to all rooms, providing a seamless flow throughout. The generously proportioned primary bedroom is a true retreat, featuring an array of built-in wardrobes and high ceilings that amplify the sense of space. A luxurious en-suite bathroom completes this serene haven.

A separate shower room, conveniently located just off the hallway, includes a modern toilet, sink, and a cupboard housing the boiler. The second double bedroom provides a comfortable and versatile space, perfect for guests or as a home office.

The light-filled lounge, which is south-facing, enjoys direct access to the expansive full-width balcony, making it an ideal spot to relax and enjoy the coastal views. The open-plan kitchen is a true highlight, showcasing a high-quality Leicht design with sleek granite worktops, glossy white cabinetry, and integrated appliances, all crafted to the highest standards.

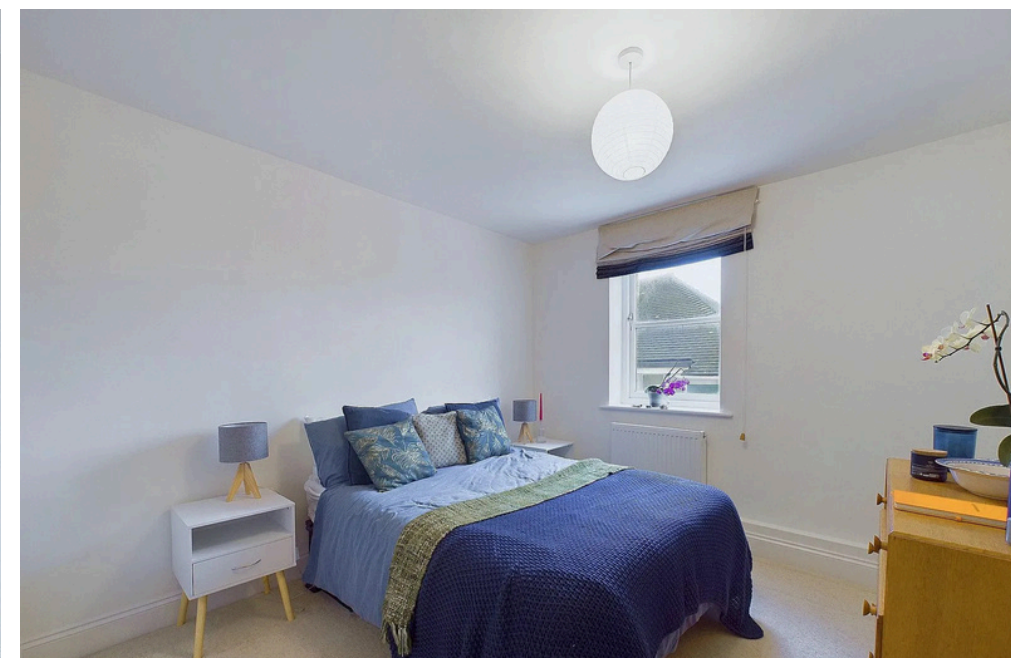
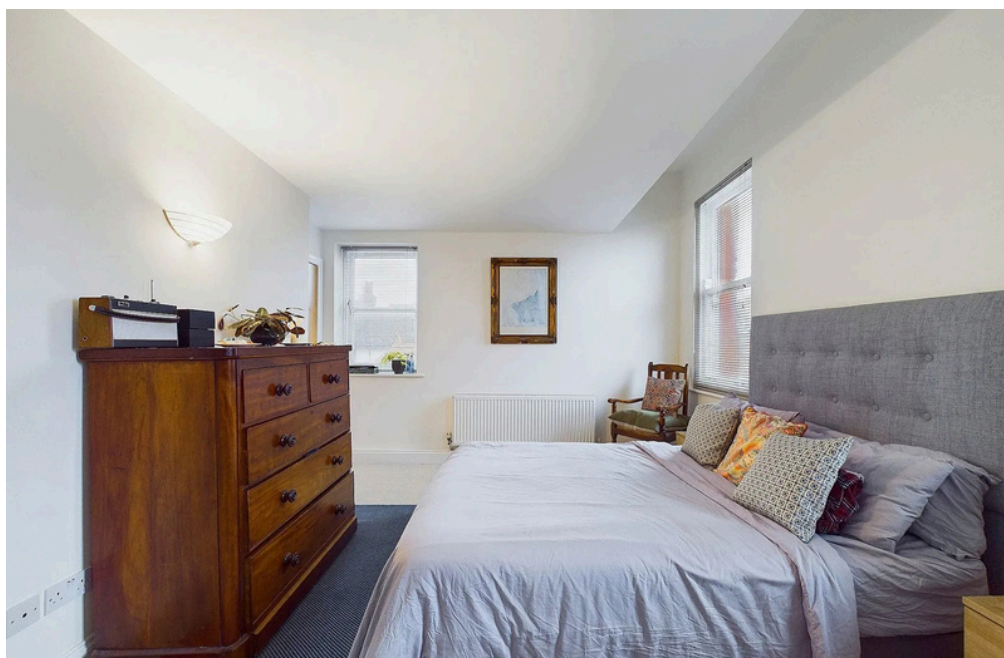
Leasehold - 104 Years Remaining  
Service Charges - £1764.00 Per Annum  
Ground Rent - £225 Per Annum  
Council Tax Band D

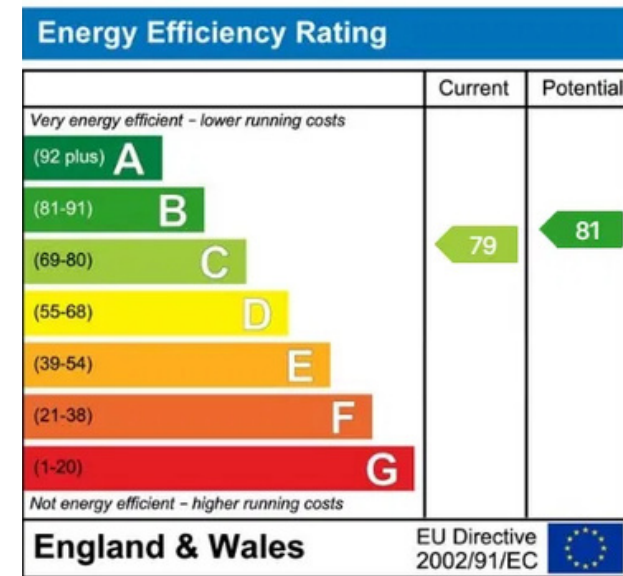
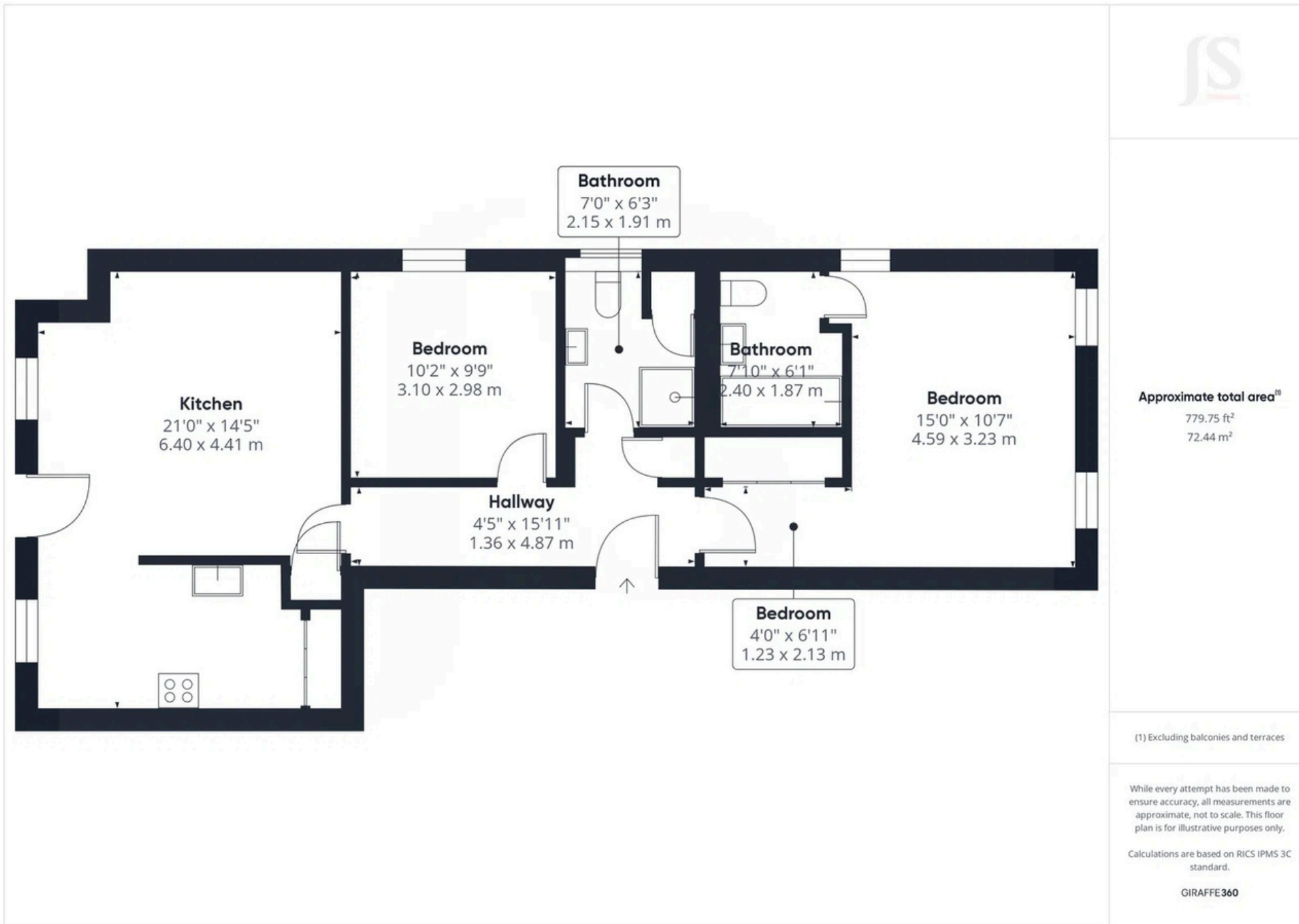
### LOCATION

Situated on West Parade within a stones throw of Worthing Seafront. Local amenities can be found on Heene Road within a quarter of a mile. 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.

### EXTERNAL

Enjoy the picturesque views from your south-facing timber balcony, which overlooks the sparkling English Channel and the stunning Worthing coastline—an idyllic spot to unwind and take in the natural beauty. The property also offers the added benefit of meticulously maintained communal gardens, featuring a delightful boule pit, charming gravel pathways, and expansive lawn areas, all enveloped by mature trees and shrubs that provide both privacy and a serene atmosphere. Additionally, the property includes an allocated parking space for one car, ensuring convenience and ease of access.





## Property Details:

Floor area (as quoted by EPC: 72 sqm)

Tenure: Leasehold

Council tax band: d

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.