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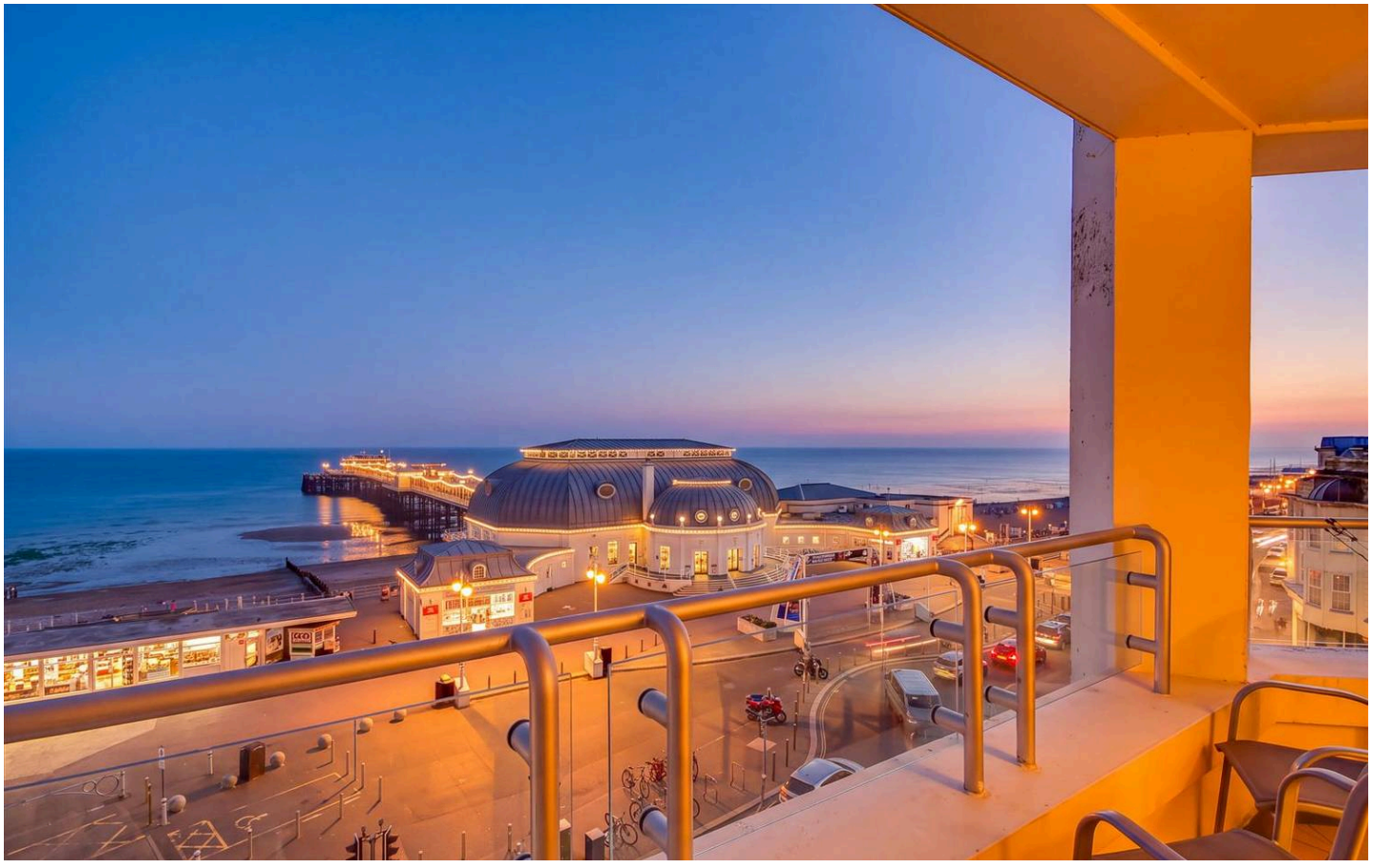
Flat 11, Seaspray Marine Parade, Worthing - BN11 3PU

Offers Over £275,000







Flat 11

Seaspray Marine Parade, Worthing

Penthouse two bedroom balcony apartment with panoramic sea views. Watch the world go by taking in the sea and promenade views, whilst also overlooking the pier. This delightful apartment is situated in the heart of Worthing Town Centre opposite the iconic pier and promenade. Briefly the accommodation comprises: Entrance hall, stunning South/West facing lounge/diner with South facing balcony, two double bedrooms, kitchen, bathroom/wc and separate cloakroom. Benefits include double glazed windows, gas fired central heating, passenger lift and security entryphone. Externally there is a delightful communal garden/roof terrace which has been designed for a relaxing outdoor space with seating and pergola. The apartment also benefits from an allocated car parking space to the rear of the development.
Council Tax band: D

Tenure: Leasehold

Fourth floor
Glazed door to inner hall. Private storage cupboard. Private front door leading into:

Entrance hall
Oak flooring. Recessed storage cupboard.

Cloakroom/wc
Vanity unit with wash hand basin. Close coupled wc.

Stunning lounge/diner
Dimensions: 7.01m x 3.51m (23′ x 11′6). Double aspect being South and West facing with double glazed windows .Watch the world go by with panoramic sea and promenade views, whilst also overlooking the pier. Radiators. Oak flooring. Double glazed door leading out to:

South facing balcony.
Tiled floor. Watch the world go by with panoramic sea and promenade views, whilst also overlooking the pier.

Kitchen
Dimensions: 3.66m x3.35m (12′ x11′). Double aspect with double glazed windows with distant downland views. Comprising of work surfaces with inset single drainer sink unit with mixer taps. range of base units comprising of cupboards and drawers with matching wall units. Fitted double oven and hob with extractor over,. Space and plumbing for washing machine and tumble drier. Space for tall fridge freezer. wall mounted 'Worcester' gas fired boiler supplying hot water and central heating. Tiled floor.





Bedroom 1
Dimensions: 3.66m x 3.66m (12′ x 12′). Fitted wardrobes. Radiator. Panoramic sea and promenade views

Bedroom 2
Dimensions: 3.23m x 3.05m (10′7 x 10′). Fitted wardrobes. double glazed window. Radiator.

Modern bathroom/wc
Fully tiled with mosaic tiling . Comprising panelled bath. Vanity unit with wash hand basin and enclosed wc. Medicine cabinet. Chrome heated towel rail . Tiled floor.

Required Information
Length of lease: 173 years remaining Annual service charge: £3400 - * Note - the outside of the building is due to be redecorated next year with monies allocated from the reserve fund. Service charge review period: Annual ground rent: Ground rent review period: Estate Management Charge: Council tax band: Draft version: Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

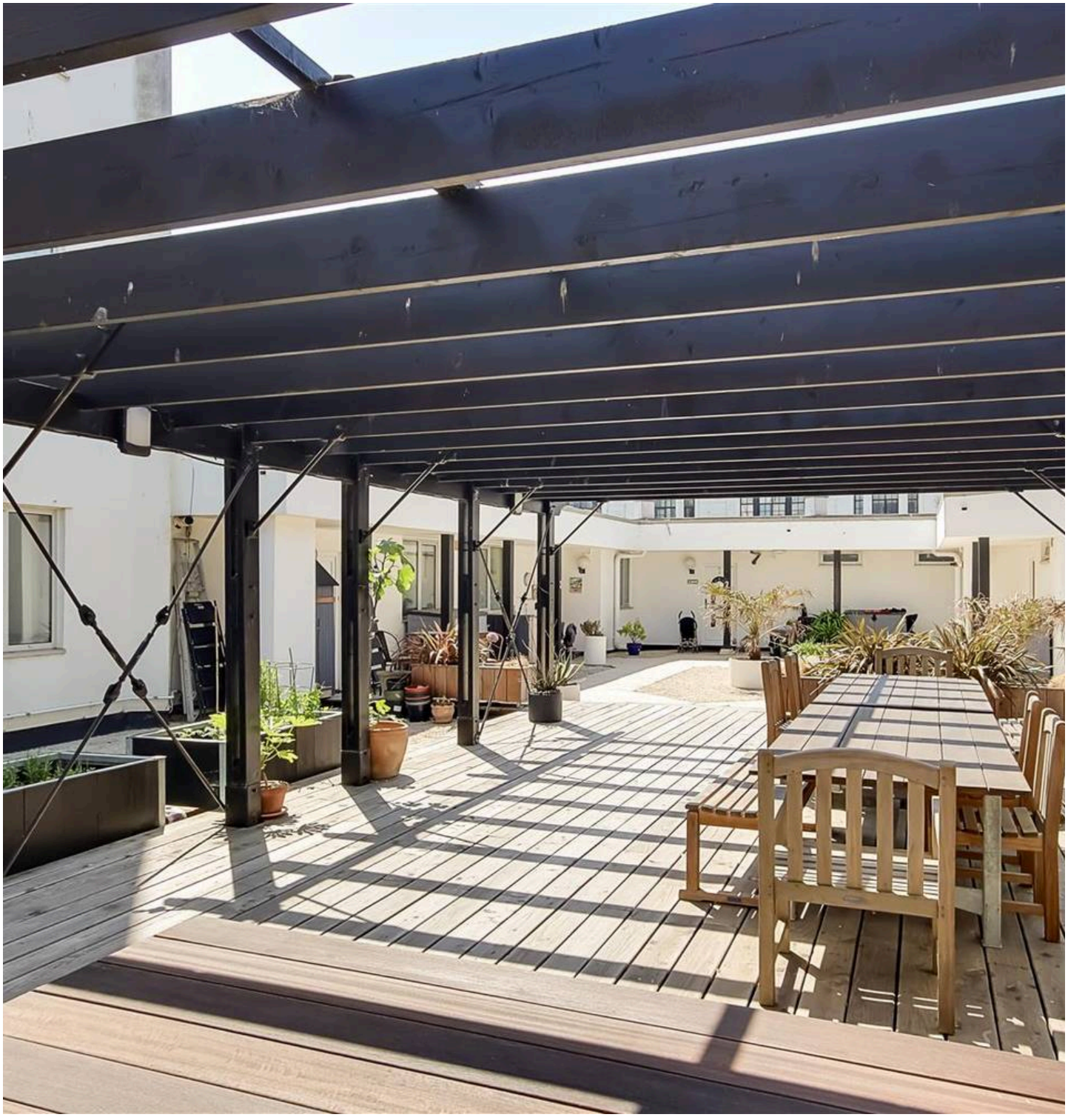
COMMUNAL GARDEN

Delightful well landscaped communal gardens providing great outdoor living space. Outside seating areas and featuring large pergola.

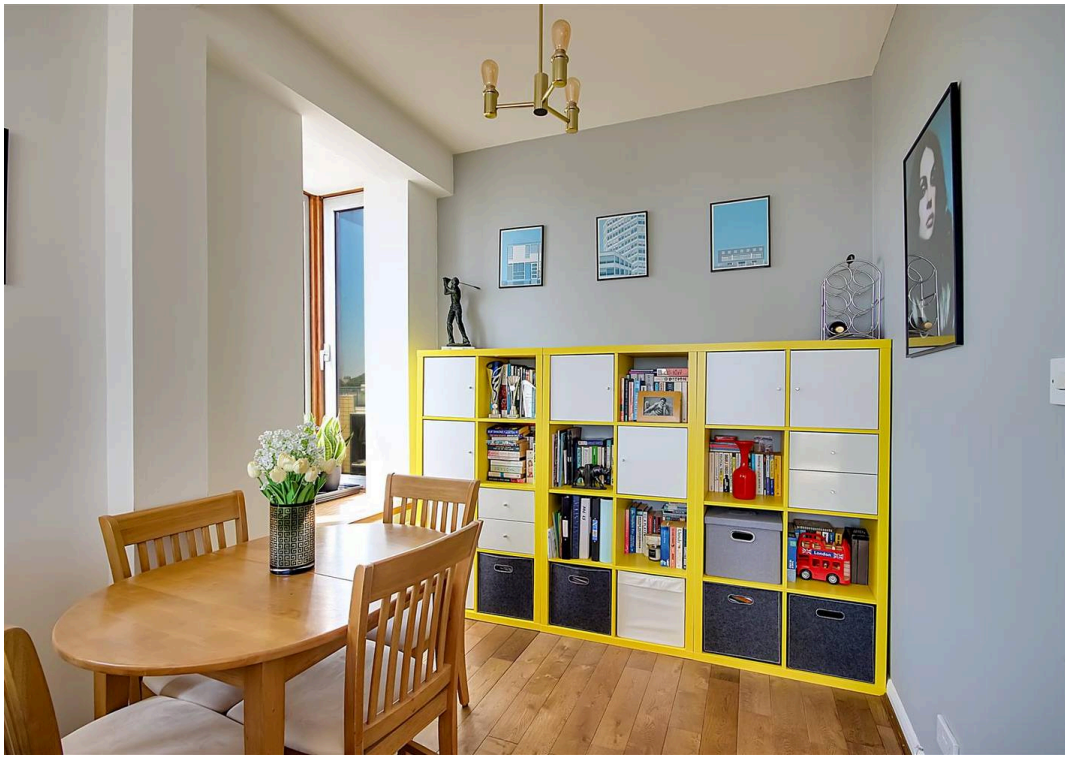
OFF STREET

1 Parking Space

Covered car parking to the rear of the property.

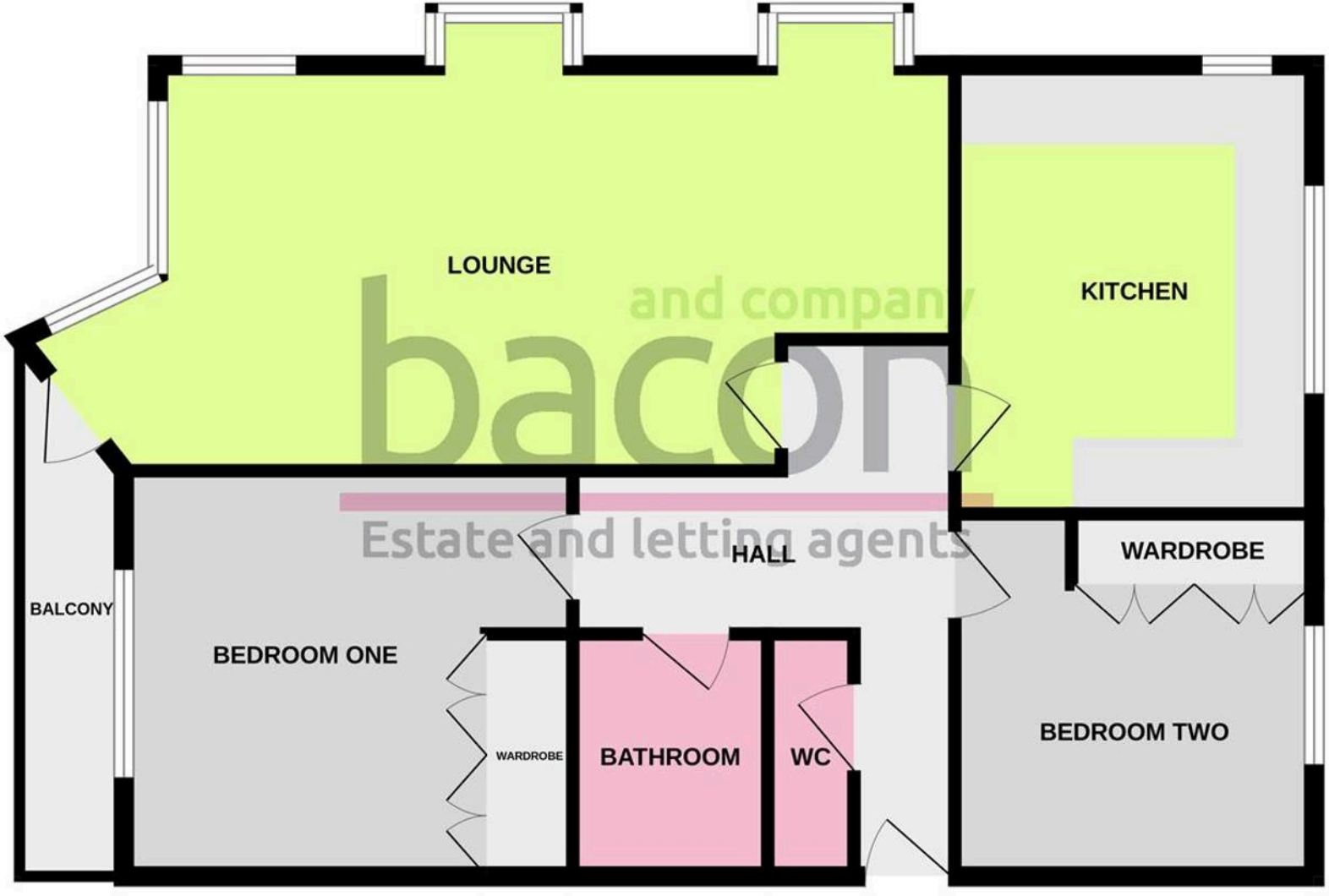








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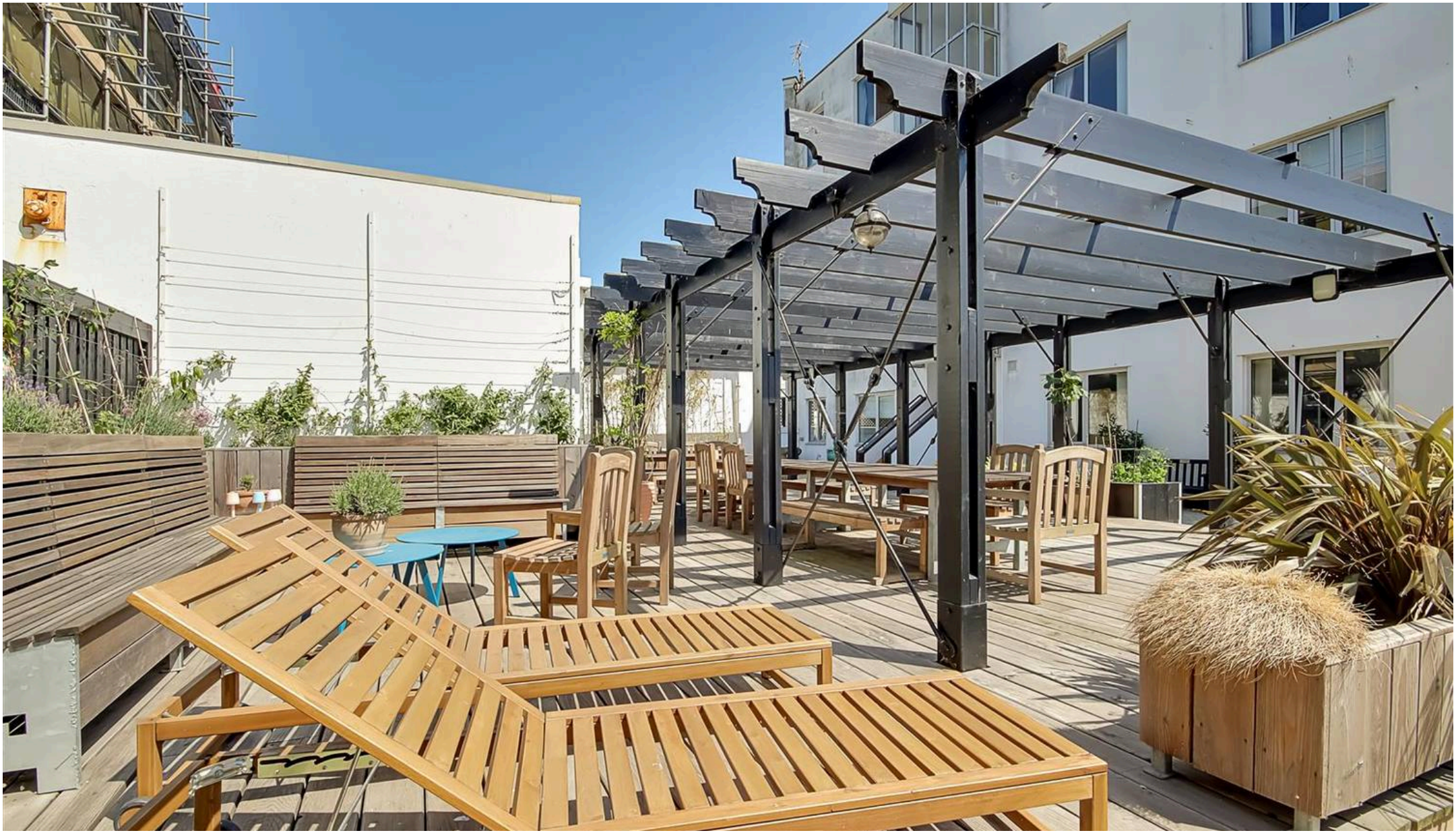

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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.