



## West Parade, Worthing, BN11 5EF

Offers Around £599,950

A luxury two double bedroom and two bathroom seafront apartment located in West Parade. Sold with no chain. Benefits include underground parking, new flooring & a private south facing balcony.

Aspire Residential are delighted to offer to the market this luxury, 'Art Deco' seafront apartment in West Parade. This development was only built in 2016 and won the prestigious Worthing Council Building award in the same year.

The property itself offers a neutral and modern finish throughout; whilst the layout lends itself to social events, with the kitchen and open plan lounge/dining room providing uninterrupted Sea views.

Within a 0.25 mile radius, the property provides leisure facilities, popular transport links such as West Worthing Train Station, Worthing sailing club & multiple parades of shops, restaurants and bars.



Council Tax Band: F

- Roffey Homes Development
- Direct Sea Views
- Lease - 94 years approximately
- Vacant possession
- Local shops and restaurants

- One of five apartments
- Private South facing balcony
- Secure underground garage and parking facilities
- Two bathrooms
- Maintenance -£2694 every 6 months including buildings insurance & reserve fund contributions



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



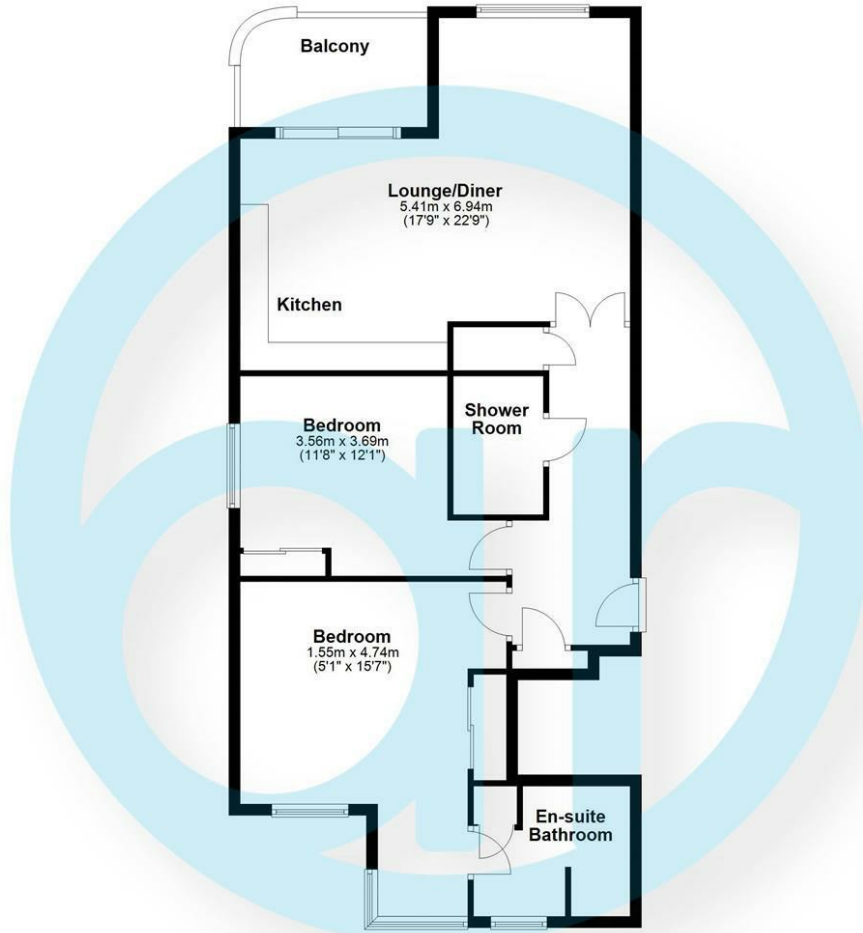
EPC Rating:

**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	

### Floor Plan

Approx. 93.6 sq. metres (1007.8 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

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