

26 Marine Point, West Parade, Worthing, West Sussex, BN11 5EE

£1,600 Per Month

Council Tax Band: C



We are delighted to offer this rarely available, magnificent, first floor, 2 bed seafront property with stunning views of the English channel!!!

Desirable location over looking sea just off Grand Avenue!

This first floor property boasts 2 good sized double bedrooms, open plan kitchen/diner and balcony with stunning sea views filling the living area with plenty of natural light. Stylish decor throughout with round roof skylight in the hallway. Modern, contemporary kitchen with integrated white goods including, washer dryer, fridge freezer, 4 ring induction hob and elec oven. Bright and spacious master bedroom with direct sea views, stylish shower room and w/c, unallocated off road parking space and communal gardens.

Ideally located in close proximity to the bustling High Street with it's charming restaurants, pubs, shops and supermarkets. Excellent bus routes and walking distance to train station.

Sadly no pets.

Income of £48,000 p/a required for referencing.



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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 74                      |
| (55-68) D                                   | 57      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |