



Marine Parade, Worthing, BN11 3QE **Offers in Excess of £325,000**

Being sold with no onward chain and having been fully renovated to an exceptional standard by the current owners is this beautiful first floor apartment with the most delightful uninterrupted views over the sea and over towards Worthing Pier. This wonderful apartment offers all the charm and character you would expect being set within a building of this heritage, including painstakingly refurbished cornicing in the open plan reception room. With bright, spacious living accommodation and a stylish kitchen and bathroom, you can move right in and begin enjoying the wonderful lifestyle seaside living will offer.

Key Features:

- **Being sold with no onward chain**
- **Recently refurbished to an exceptionally high standard**
- **Situated on the first floor with uninterrupted views of Worthing Pier and the seafront**
- **Many charming original features that have been lovingly restored**
- **EPC Rating - C**
- **Council Tax Band - B**



Communal Entrance Hall

Entrance Hall

Open Plan Kitchen / Reception Room

17' 5" x 14' 10" (5.30m x 4.52m)

Bedroom 1

11' 11" x 7' 10" (3.63m x 2.39m)

Bathroom

8' 9" x 7' 6" (2.66m x 2.28m)



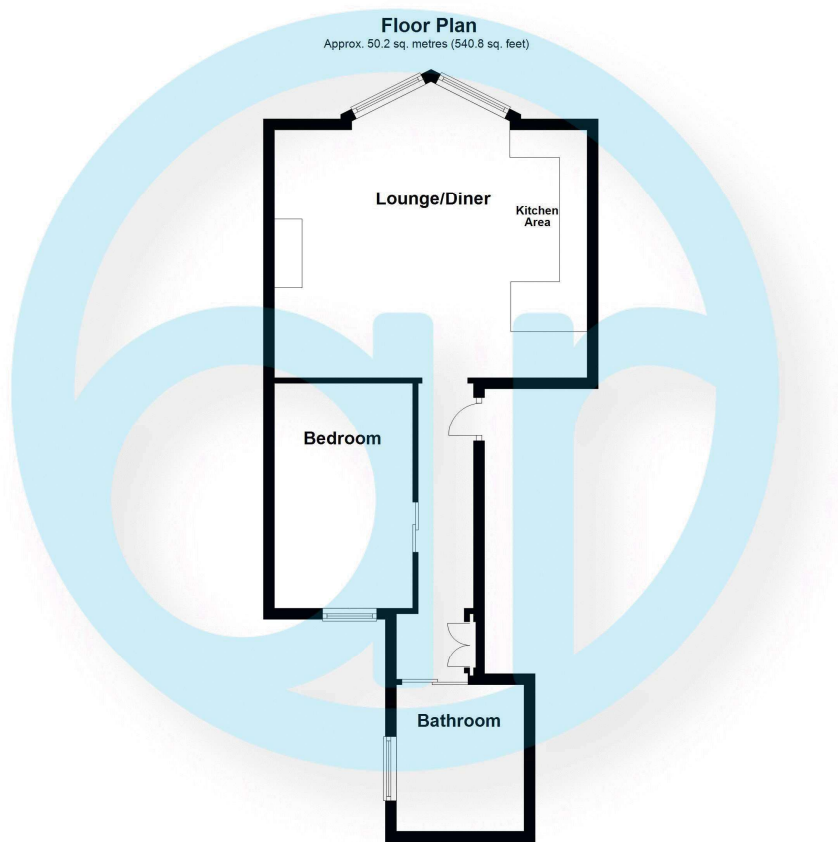
Lease and Maintenance

Leasehold with 149 years remaining

Service and Maintenance Charges: £2000 PA

Ground Rent: £250 per year
(Ask agent about the review period)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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