



Vista Mare East, 42, West Parade, Worthing, BN11 5EF

Guide Price £600,000



We are pleased to offer the opportunity to purchase an Art Deco designed seafront apartment situated on the first floor, built by award winning developers Roffey Homes. The property offers two bedrooms, en suite bathroom & guest bathroom, modern open plan kitchen/ living room with direct sea views. The art deco apartment benefits from a south facing balcony, under floor gas heating, single underground garage and triple glazed windows.



Key Features

- Art Deco Seafront Apartment
- Two Bedrooms
- First Floor
- Direct Sea Views
- Under Floor Heating
- Modern Open Plan Kitchen/ Living Space
- Ensuite & Guest Shower Room
- Secure Underground Parking & Garage
- Worthing Borough Council Building of Distinction Award in 2016



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Communal front door with security entry phone system, stairs and lift to first floor. Front door leading into the entrance hall with access to all rooms, storage cupboard and utility cupboard. The apartment offers an open plan kitchen/ living space with spectacular direct sea views. The kitchen offers modern cream wall and base units, silestone quartz work surfaces, integrated appliances, sink, drainer, electric hob, space for table and chairs and sliding door leading out to the south facing balcony. The primary bedroom offers built in wardrobes and access to the en suite bathroom. The en suite bathroom offers bath, shower attachment, walk in shower with glass screen, wash hand basin and WC. Bedroom two also benefits from built in wardrobes. The guest bathroom offers walk in shower, glass screen, wash hand basin and WC.

The apartment offers a secure underground parking/garage area approached via a driveway with an electric roller door. Single garage with an up and over door, power and light which can also be accessed from the lift within the development. Visitor spaces. Well maintained and beautiful communal gardens surround the development.

LOCATION

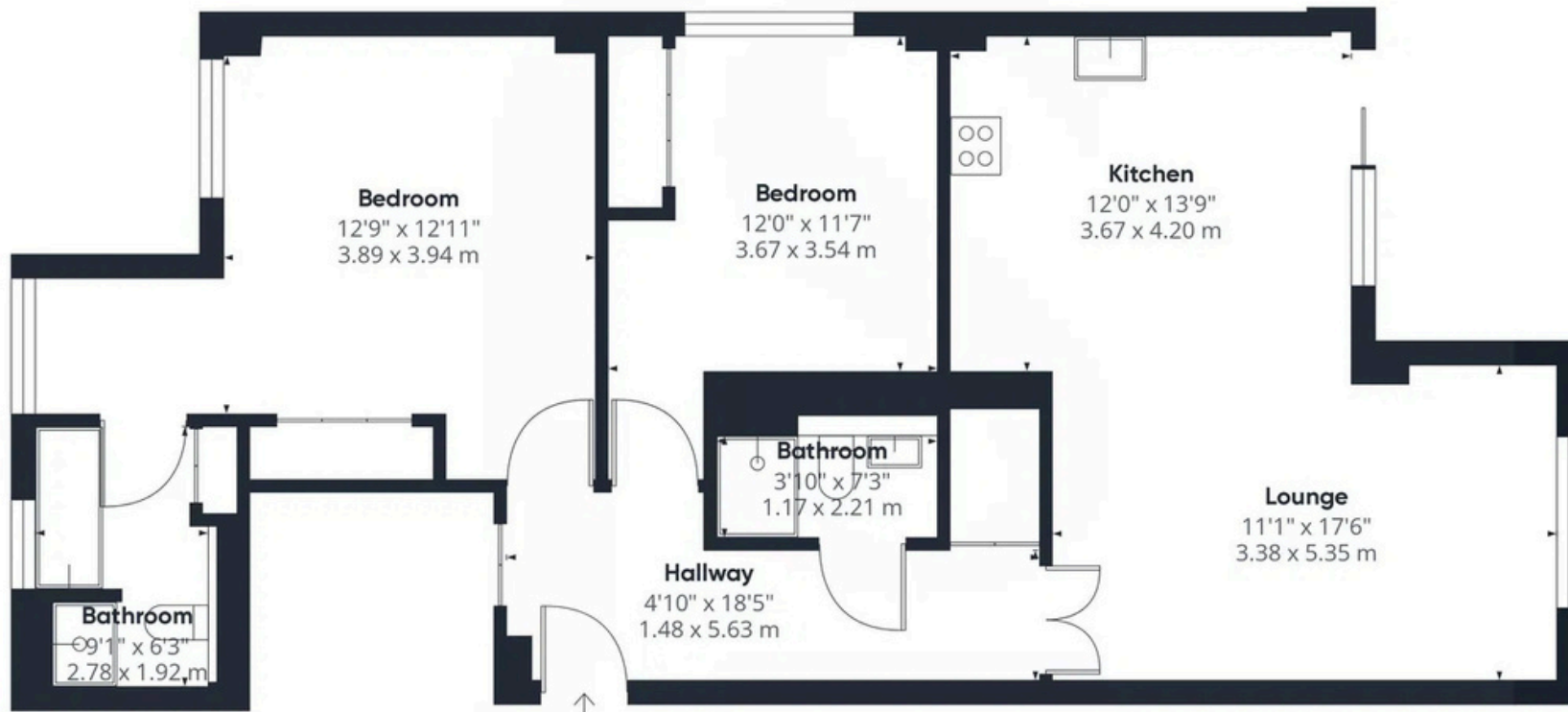
on West Parade the apartment is positioned next to Marine Gardens and bowling green. Bus routes are accessible from the seafront and close by on Grand Avenue. Goring Road shopping area, offering convenience stores, eateries and coffee shops is located 0.5 miles away. Worthing town center with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

TENURE

Lease Term Remaining- 94 years - Service charge - £5389 pa approx (includes buildings insurance and reserve fund contribution)

Ground rent - £250 pa





Approximate total area^{††}
 933.24 ft²
 86.7 m²

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 99 sqm)

Tenure: LEASEHOLD

Council tax band: F

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.

