



15 Marine Point, West Parade | Worthing | BN11 5EE

Offers In Excess Of **£425,000**



An exclusive and exquisitely refurbished two double bedroom, two bathroom beachfront apartment located in popular West Worthing. Showcasing panoramic sea and South Downs views this apartment is situated on the fifth floor and benefits from a sunroom, long lease, share of freehold, garage, residents parking and no onward chain.



Key features:

- Fifth Floor Seafront Apartment
- Refurbished to a High Specification
- Bathroom & Shower Room
- Two Double Bedrooms
- High Specification Kitchen
- Breathtaking Uninterrupted Sea and Downs Views

Views

- South Facing Lounge & Sunroom
- Garage & Residents Parking
- Share of Freehold & Long Lease
- No Onward Chain



2 Bedrooms



2 Bathrooms



2 Living Rooms

INTERNAL With lifts to all floors, this triple aspect corner apartment is situated on the fifth level and has outstanding panoramic sea views from Beachy Head to Brighton through to the Isle of Wight. It also benefits from stunning South Down views to the West and North. The property has been recently refurbished to a high specification and includes features such as: Quick-Step flooring, security fitted double glazed windows, a hallway motion sensor lighting system, extensive storage space and two double bedrooms.

ENTRANCE HALL With beautiful motion activated lighting & ample storage.

LOUNGE/DINER 22' 00" x 11' 09" (6.71m x 3.58m) Spacious open plan lounge/diner allowing several choices of layout with outstanding panoramic views from every window.

SUNROOM 11' 03" x 6' 10" (3.43m x 2.08m) With spectacular views from Beachy Head to the Isle of Wight across to Ferring beach.

KITCHEN 14' 00" x 8' 08" (4.27m x 2.64m) The semi-open plan kitchen has been excellently designed and fitted with modern appliances and a high specification finish. Features include: Bosch oven and Bosch smart oven/microwave, warming tray, induction hob, extractor, fridge freezer, SMEG dishwasher, integrated 'Hoover' washer/drier, instant hot water tap, undercounter drinks cooler and Gemini granite worktops. This room also

benefits from spectacular views to both Worthing and Ferring seafront, Isle of Wight and across the downs to include Highdown and High Salvington.

MASTER BEDROOM 13' 11" x 11' 10 Benefits from large built in wardrobes and stunning views of the seafront.

BEDROOM TWO 12' 09" x 12' 09" (3.89m x 3.89m) Benefits from large built in wardrobes.

BATHROOM Consists of tiled flooring, an array of modern built-in cupboards whilst also benefitting from a Whirlpool jet bath, toilet and wash basin.

SHOWER ROOM Fitted with a modern, electronically controlled power shower, 'smart' bidet toilet, sink unit and tiled floor.

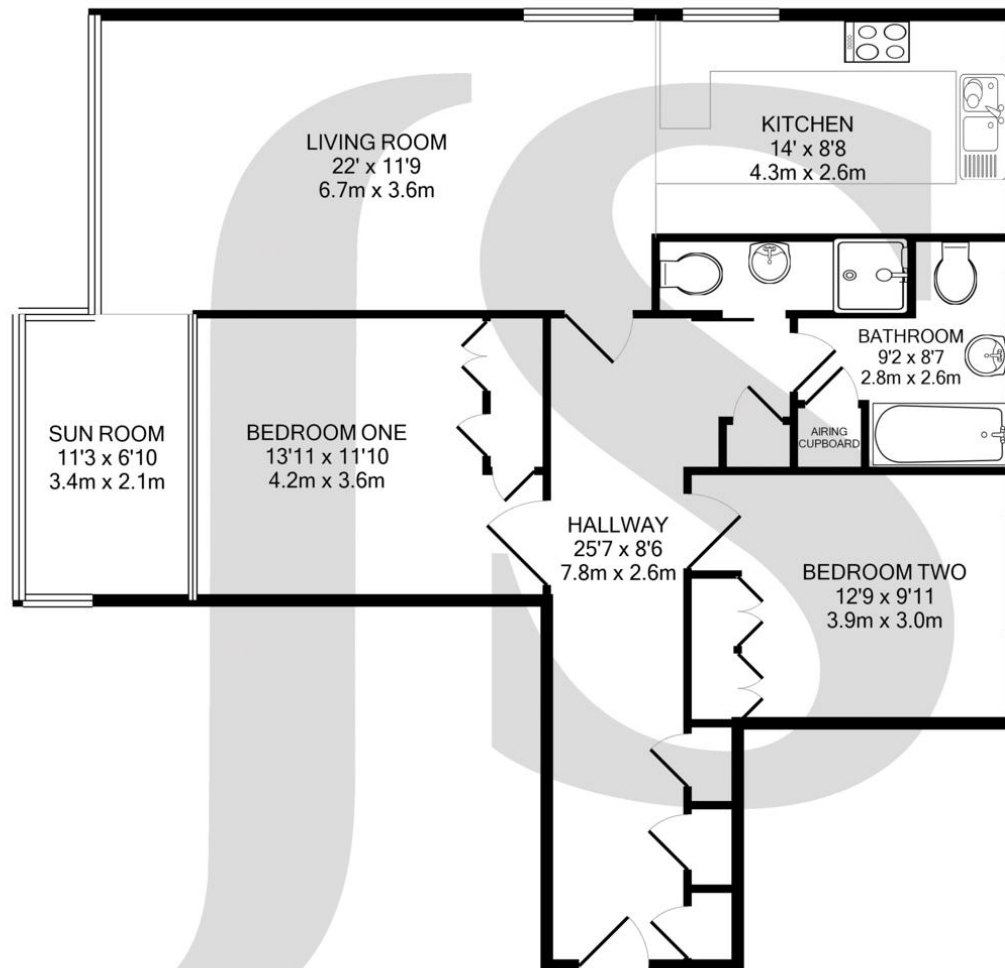
EXTERNAL Residents parking to the front and rear of the property and a private garage with electricity and up and over door (which is on a separate lease) to the rear.

TENURE Remainder of a 999 year lease and a Share of Freehold

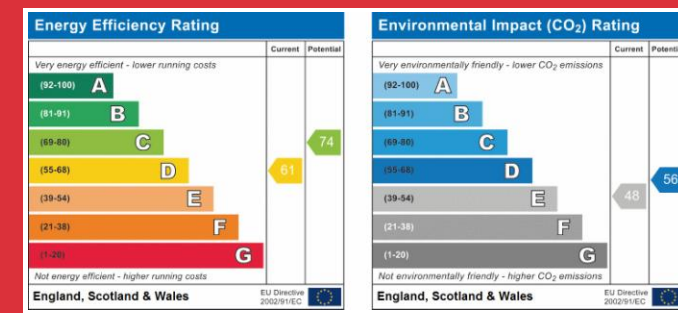
SITUATED Opposite Worthing's popular beach and promenade which leads to Worthing Town Centre (approximately 1km) with popular bus routes running by. Both West Worthing and Worthing stations are approximately 1km from the property.



To book a viewing contact us on: 01903 506080 | info@jacobs-steel.co.uk | jacobs-steel.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Details:

Floor Area: 1,076 sq ft (100 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band

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.