



50 Seabright West Parade, Worthing, BN11 3QT  
Asking Price £325,000

and company  
**bacon**  
Estate and letting agents





Spacious three bedroom apartment located on the second floor of the popular Seabright development along Worthing seafront. The property features three double bedrooms, a bathroom with additional separate cloakroom, generously sized living room and kitchen. The balcony boasts south facing sea views across Worthing promenade. This apartment is offered chain free and with a garage.

- Three Double Bedrooms
- Second Floor
- South Aspect Balcony
- Bathroom & Separate W/C
- Lift Access
- Security Entry Phone System
- Excellent Condition
- Residents Parking & Garage
- CHAIN FREE







### Communal Entrance

Security phone entry system leading to reception area, further access from the West/East and North side of the building. Inner hallway leading to passenger lift and stairs to the second floor.

### Private Front Door To;

#### Entrance Hallway

Storage cupboard. Double cloaks cupboard. Airing cupboard housing hot water tank. Carpeted. Pendant light. Access to all rooms.

### Bedroom One

4.59 x 3.17 (15'0" x 10'4")

South aspect with sea views over the promenade with a large opening window. Large double bedroom. Fitted wardrobes. Feature ceiling rose with pendant light. Radiator. Carpet.

### Bedroom Two

4.55 x 2.74 (14'11" x 8'11")

West aspect double bedroom. Fitted wardrobes. Radiator. Double glazed window. Pendant light. Carpet.

### Bedroom Three

4.55 x 2.21 (14'11" x 7'3")

West aspect double bedroom. Ceiling rose with pendant light. Radiator. Double glazed window. Carpet.



### Bathroom

2.08 x 1.68 (6'9" x 5'6")

Fully tiled classic white bathroom suite. Full length bath with electric riser rail shower above. Hand grab rails. Pedestal sink. Toilet. Mirrored wall mounted cabinet.

### W/C

1.68 x 0.88 (5'6" x 2'10")

Toilet. Wall mounted wash hand basin with separate taps. Half tiled walls.

### Kitchen

3.05 x 2.96 (10'0" x 9'8")

Roll top work surfaces with a range of white kitchen base and wall mounted cupboards and drawers with gold hardware. 1.5 bowl kitchen sink. Integrated appliances include a built in oven and grill, electric hob, fridge/freezer. Space for free standing under counter washing machine. Track spotlights. Classic white tiled walls. Double glazed window.

### Living Room

5.88 x 4.09 (19'3" x 13'5")

Generously sized double aspect to south and west living room. Radiator. Feature electric fireplace with surround.



Two pendant lights with ceiling rose. Two radiators. Double glazed door leading to balcony.

### Balcony

South aspect with sea views overlooking the promenade. Space for table and chairs.

### Parking

Resident and visitors parking available.

### Garage

Brick built garage with up and over door

### Communal Gardens

Delightful and well kept communal gardens to the front of the development.

### Required Information

Length of lease: 166

Annual service charge: £4,632 including heating, (not hot water)

Annual ground rent: £139.50

Council tax band: D

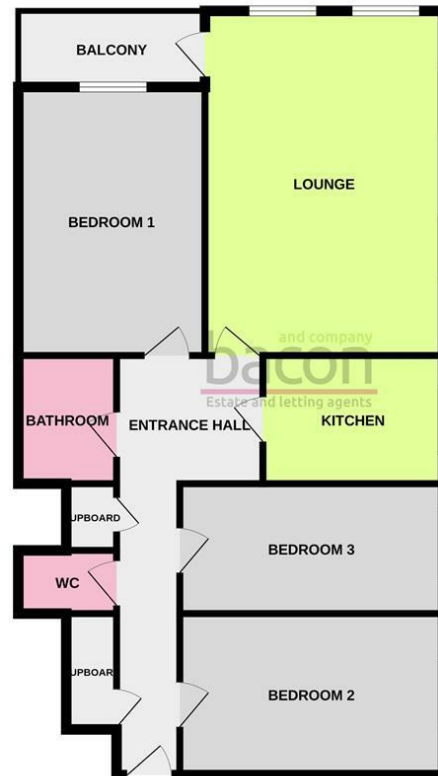
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	71
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

