



MARINE PARADE, WEST SUSSEX, BN11
£350,000 LEASEHOLD

Winkworth



MARINE PARADE, WEST SUSSEX, BN11

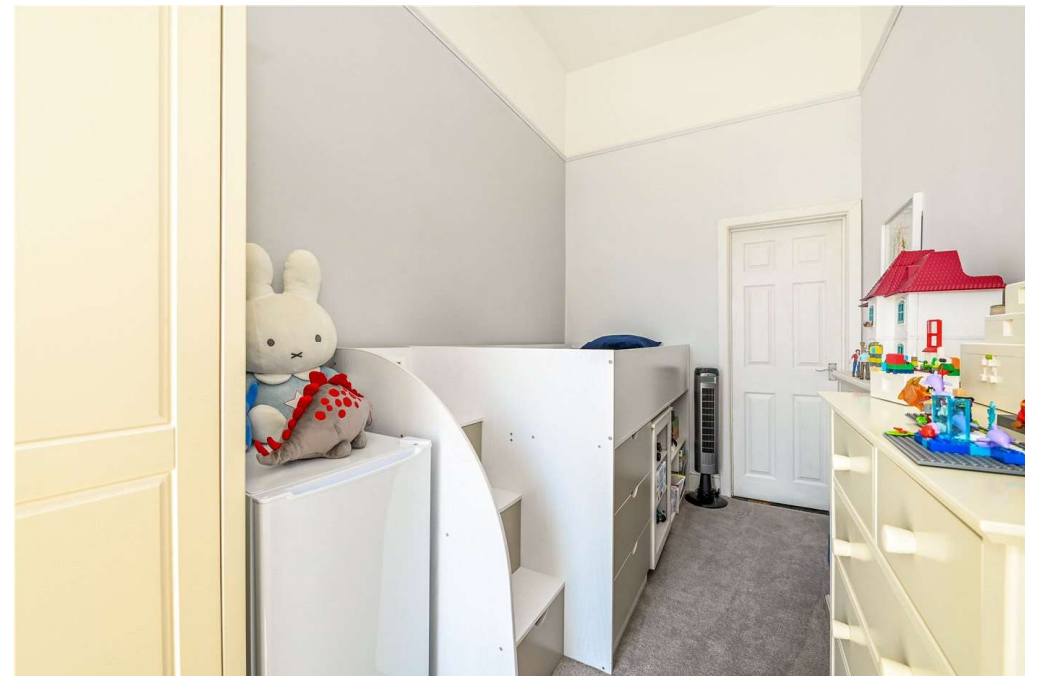
A rarely available first-floor two-bed apartment with the most stunning outlook from the south-facing private balcony. A beautifully presented period property in the heart of town this fine home would make an ideal primary residence or lock up and leave bolt hole on the coast.

Bathed in natural light the interiors are impeccable and well-planned to enjoy the position on the coast. The reception room has a deep bay with double-glazed sash windows affording sea views. The room is incredibly light and the tall ceilings accentuate the feeling of space. The kitchen is open-plan with a range of contemporary wall and base units. An additional laundry space is from the hallway with space for a washing machine. The double bedroom is to the rear and a single to the front which has access through a double-glazed door to a terrace/balcony with room for a table and chairs.

The communal areas have been redecorated in the last year and the exterior which is crisp and white. The lease is long, and the service charge includes hot water and heating.

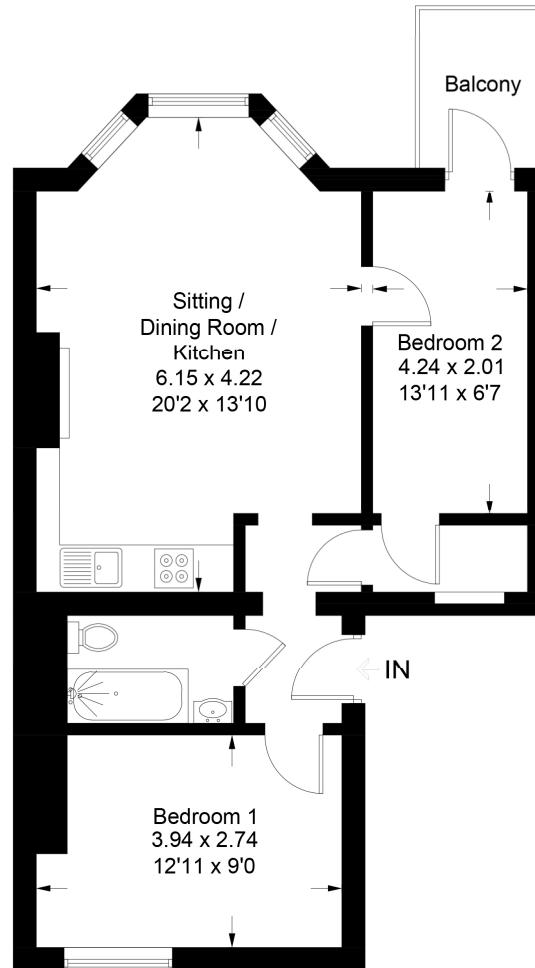


Atkinson House is ideally positioned in the heart of Worthing and perfect for everyday needs, the Post Office, Dome Cinema and the Connaught Theatres are only a few minutes' walk, and the apartment stands moments away from the main shopping areas with stores including Marks and Spencer, Boots, Bars, Restaurants and many more. You only have to cross the road to the seafront with a wide promenade perfect for people watching with a stroll in either direction. The A259 gives access to Brighton to the east and Chichester to the West. Multiple bus routes can be found close by and Worthing mainline station providing direct travel to London Victoria and London Bridge is within three-quarters of a mile.



Flat 24 Atkinson House, BN11 3QF

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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