



NEW PARADE, WEST SUSSEX, BN11
£1,100,000 FREEHOLD

Winkworth



NEW PARADE, WEST SUSSEX, BN11

Winkworth Worthing is excited to offer a stunning seafront Villa. With a prime position on Worthing seafront and one of the most enviable outlooks on the south coast, this little-known but much-admired terrace is one of the hottest addresses in town.

This gorgeous home is impeccably presented internally and externally with a super-flexible layout that offers further potential for a growing family or a home with additional income. On top of the adaptable accommodation, there is not only a parking space but the benefit of an attached garage, a rarity with seafront homes.

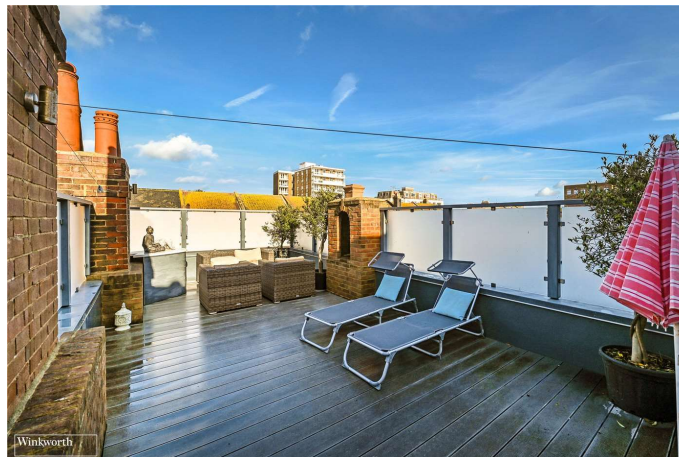
Our floor plan provides a detailed look at the layout and room dimensions that total 2473 sqft. These properties are all about their outlook so the interiors are curated to make the most of the views. The front reception is home to a wood burner within a period fireplace and two deep sash windows within a bay. The open-plan kitchen comprises a comprehensive array of modern cabinetry by Alexander Kitchens with integrated appliances and a generous central island. The benefit of the position of the kitchen becomes clear when you experience the light-filled space and its coastal outlook. To the rear from the hallway with its paired back style is a playroom and a downstairs bedroom with en-suite. The inclusion of an outside door would create access to form a potential holiday rental (stpp) or guest suite.

The first floor has an impressive principal bedroom with a fabulous outlook from the large square bay window. A glazed door opens onto a south-facing balcony where you can watch the world go by whilst taking in the sound of waves lapping at the beach. The family bathroom can be summed up in one word - luxurious! Substantial in size with an oversized walk-in shower, a contemporary freestanding tub, and a sleek floating vanity unit incorporating sinks. A large frameless mirror accentuates the space whilst bouncing natural light around. A separate WC is along the hall. Toward the rear is a handy laundry room with an adjoining shower room and a double bedroom.

The second floor has two further double bedrooms off a landing with a linen cupboard and access to a loft. The front bedroom is well-proportioned with built-in cupboards and a south-facing window with distant views. An ensuite is comprehensively fitted with a walk-in shower, bath, WC and basin. The second bedroom has views to the rear and an en suite with a shower, basin and WC.

Externally this home excels. To the front is a south-facing wall-enclosed garden which is large enough for al-fresco dining or chilling catching the sun's rays. The roof terrace is stunning and incredibly private with obscure glazing. There is space for the whole family to gather and the perfect place for a spot of sunbathing.

New Parade is a well-regarded terrace of Victorian properties with an open outlook across gardens to the sea. Few streets along the Sussex coast boast such a peaceful outlook so close to a town's amenities. On your doorstep is Splashpoint swimming pool with gym, The Crab Shack, Coast Cafe, Beach volleyball and independent beach retailers. Worthing offers a plethora of attractions including bars, restaurants, shops, a library, two cinemas and theatres. Local bus routes to Brighton and Portsmouth are nearby and the mainline station with direct trains to London is under a mile.





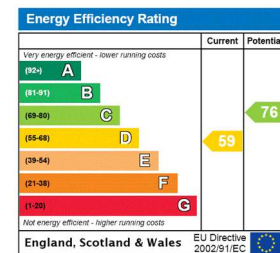
4, New Parade, BN11 3BQ

Approximate Gross Internal Area = 217.4 sq m / 2340 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 229.8 sq m / 2473 sq ft



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.



Worthing | 01903 216219 | worthing@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

