



MARINE PARADE, BN11
£1,050,000 LEASEHOLD

Winkworth



THE BEACH RESIDENCES, MARINE PARADE, BN11

A stunning penthouse apartment with breath-taking coastal views from the private roof terrace, sea-facing balcony, and reception with floor to ceiling windows. This sublime apartment presents in impeccable order with substantial interiors of 1732 sqft that are bathed in natural light.

Ideally positioned for town living 'The Beach Residences' were completed in 2015 by renowned local builders - Roffey Homes. Designed with large expanses of glazing to emphasise the feeling of space with an open vista across the channel and from this apartment out toward the pier.

Accessed via lift from the modern communal entrance with video entry phone. Your private front door leads into a welcoming reception hallway having a deep storage cupboard for coats and shoes. You'll notice it's warm underfoot with underfloor heating which is fitted throughout with individual room controls. The superb living space is entirely open plan with clever design incorporated to create zoned areas all benefiting from a sea view. The kitchen is beautifully appointed with a range of contemporary wall and base units with Silestone worktops and ceramic tiled floor. The appliances are by Siemens with an integrated dishwasher, wine cooler, high-level oven, ceramic hob with downdraft extractor and microwave. The reception room is a statement feature of the property with spacious dining and seating zones having access to the south-facing balcony. The inclusion of a utility room with plumbing for a washing machine and dryer keeps the noise away from the reception space and gives extra room for home essentials.

The master suite is located to the rear again with an expanse of glazing incorporating doors to the private terrace. A spacious room with a walk-in wardrobe incorporating shelving and hanging space. The sumptuous en suite has a modern white suite comprising of a deep bath, walk-in shower, wall hung w.c and basin. The ceramic tiled walls have an open alcove for storage with mirror fronted units neatly incorporated. A large floor to ceiling window provides a focal point and light along with inset downlights. The second and third bedrooms are both good sized doubles incorporating mirror fronted cupboards in each. The third bedroom also has access via double glazed doors to the rear terrace. The shower room has a white suite of a double walk-in shower cubicle, wall mounted w.c and basin again all cloaked in ceramic tiling with a large inset mirror above the basin.

Externally there is a superb 40ft roof terrace on which we can imagine some great summer parties. The perimeter has glazed panels so that there is no obstruction to the view. The balcony to the front affords amazing sea views and is the perfect place to watch the world go by. There are two secure underground parking spaces with gated access and this apartment has a large, secure storage room with power and light.

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 is within three-quarters of a mile.



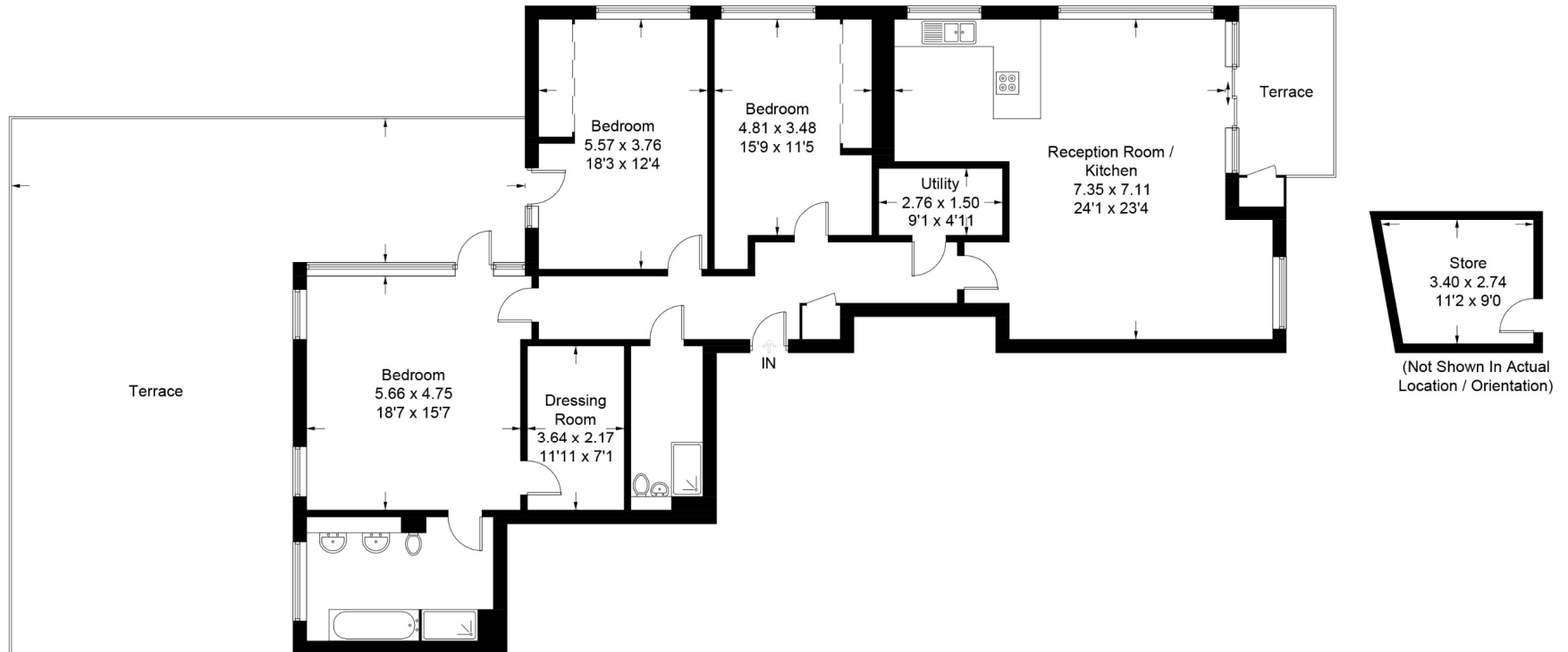


15 The Beach Residence, Marine Parade, BN11 3FN

Approximate Gross Internal Area = 161 sq m / 1732 sq ft

Store = 8.7 sq m / 94 sq ft

Total = 169.7 sq m / 1826 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fourth 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 2021.

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