



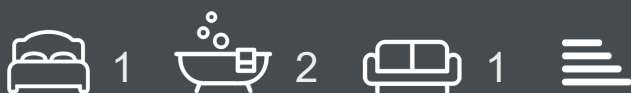
## One-Bedroom Apartment with Sea Views from the Balcony & Underground Parking £210,000

Situated in the sought-after Grand Avenue location, this well-presented one-bedroom apartment offers comfortable coastal living just moments from Worthing's picturesque seafront.

The property features a bright and spacious living area with access to a private east-facing balcony, providing delightful views towards the seafront—an ideal spot to enjoy your morning coffee while taking in the coastal outlook.

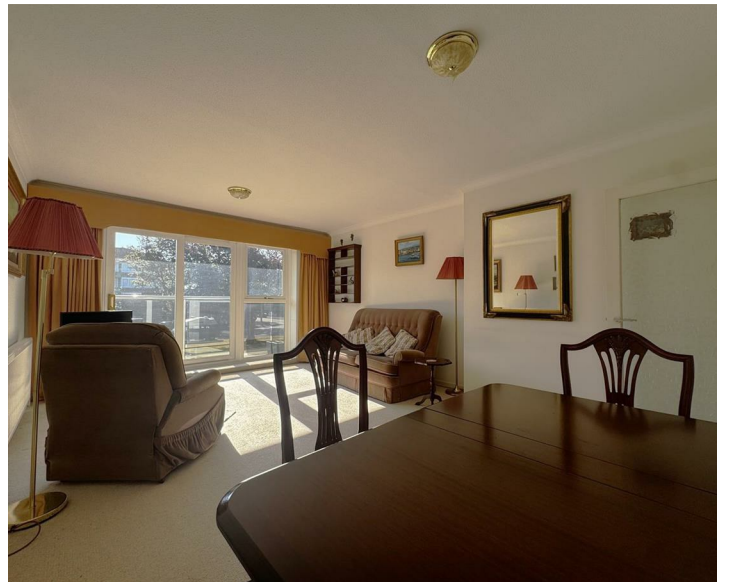
The apartment comprises a well-proportioned double bedroom, a fitted kitchen, and a bathroom and a separate shower room, making it an excellent choice for first-time buyers, downsizers, or those seeking a seaside retreat.

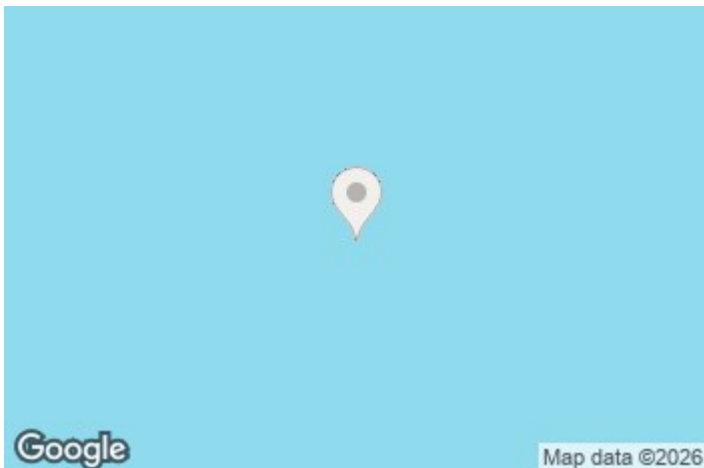
Further benefits include secure underground parking, lift access to all floors, and a highly desirable location close to the beach, promenade, local amenities, cafés, restaurants, and excellent transport links.



Council Tax Band:

- Purpose built apartment
- Vacant possession
- Lift access
- Lease -
- Minutes from the seafront
- East facing balcony which provides southerly views down to the seafront
- Bathroom and separate shower room
- Maintenance -
- Underground parking
- Easy walk to the train station





### EPC Rating:

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>		
(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	



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