



New Parade, Selden, Worthing

£349,995

Nestled in the charming area of New Parade, Worthing, this delightful two-bedroom flat offers an exceptional opportunity for those seeking a coastal lifestyle. Boasting a superb seafront location, residents can enjoy the soothing sounds of the waves and the refreshing sea breeze right at their doorstep.

The flat features two bedrooms, providing ample space for relaxation and comfort. The south-facing terrace is a standout feature, perfect for soaking up the sun and enjoying al fresco dining while taking in the stunning views of the coastline.

Convenience is key, as this property is just minutes away from the vibrant town centre, where you will find a variety of shops, cafes, and amenities to cater to your everyday needs. For those who enjoy cycling, there is

- Superb seafront location
- Off road parking space to the rear
- EPC - C
- Maintenance - £495 p/a approx.
- Boasts character


- South facing private terrace
- Local restaurants and bus routes
- Lease - 105 approx.
- Minutes from the town centre
- Vacant possession





EPC Rating:

C

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



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