

Asking Price £250,000 Leasehold

# Crescent Road, Worthing

• Well Presented Top Floor Flat • Popular Town Centre

Two Double Bedrooms

Garage in Compound

Room

• Spacious Lounge / Dining

- Location
- Refitted Modern Kitchen
- EPC Rating E
- Close to Local Shops & the Seafront

Robert Luff & Co are delighted to offer to market this well presented spacious top floor flat ideally situated in Worthing town centre close to local shops, schools, parks, the seafront and the mainline station. Accommodation offers entrance hall, living room into dining room, two good size double bedrooms, refitted modern kitchen and bathroom. Other benefits include a garage in compound and healthy lease.



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## Accommodation

#### **Communal Entrance**

Stairs or lift to top floor.

Front door with spyhole into:

#### Entrance Hall

Built in cupboards with sliding doors offering hanging space and shelving, also housing fuse box, built in utility cupboard housing washing machine and tumble dryer with shelving above.

## Lounge / Dining Room 23'4 x 11'9 (7.11m x 3.58m)

A stunning triple aspect room with double glazed windows overlooking the front, side and rear aspects enjoying stunning sea and downland views, two radiators, TV point, telephone point, formal dining table and chairs, coved and textured ceiling.

#### Refitted Kitchen 9'3 x 8'1 (2.82m x 2.46m)

Double glazed window to rear enjoying stunning views out to sea, one and a half bowl sink unit with mixer tap and drainer inset to stone effect work surfaces, matching range of high gloss wall and base units, built in double oven and microwave combi oven, five ring hob with integrated extractor above, space for American style fridge / freezer, extended breakfast bar area, wood effect flooring, skimmed ceiling.

#### Bedroom One 11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to front enjoying stunning roof top views out to the South downs, raditor, TV point, built in wardrobes with hanging space and shelving, coved ceiling.

#### Bedroom Tuo 11'6 x 9'7 (3.51m x 2.92m)

Double glazed window to front again with superb down land views, TV point, built in wardrobes with hanging space and shelving, coved and textured ceiling.

#### **Refitted Bathroom**

Double glazed frosted window to rear, panel enclosed bath with shower over and chrome mixer taps, wash hand basin inset to vanity unit with chrome mixer tap, wall mounted heated chrome towel rail, fully tiled walls.

#### Separate W.C

Double glazed frosted window to rear, low level flush W.C, fully tiled walls.

#### Garage

Number 8 - keep clear, no parking.

#### Tenure

The property is leasehold with 101 years remaining. Service charges are  $\pounds750$  per 6 months.

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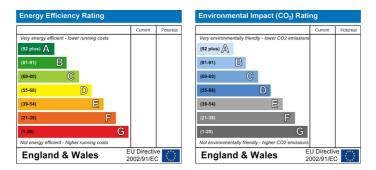




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### **Floor Plan**





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