



Crescent Road, Worthing



Asking Price
£250,000
Leasehold

- Well Presented Top Floor Flat
- Popular Town Centre Location
- Two Double Bedrooms
- Refitted Modern Kitchen
- Spacious Lounge / Dining Room
- EPC Rating - E
- Garage in Compound
- 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, radiator, TV point, built in wardrobes with hanging space and shelving, coved ceiling.

Bedroom Two 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 £750 per 6 months.

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Floor Plan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.