



Crescent Road | Worthing | BN11 1RL
Offers Over £175,000



We are delighted to offer for sale this spacious and well proportioned first floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts one double bedroom, west facing bay fronted living room, fitted kitchen, contemporary bathroom suite and is sold with no ongoing chain.



Key Features

- First Floor Apartment
- One Double Bedroom
- Bay Fronted Living Room
- Split Level Landing
- Modern Bathroom Suite
- Long Lease
- Less Than 250 Metres From Worthing Seafront
- Located In The Heart Of Worthing Town Centre
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

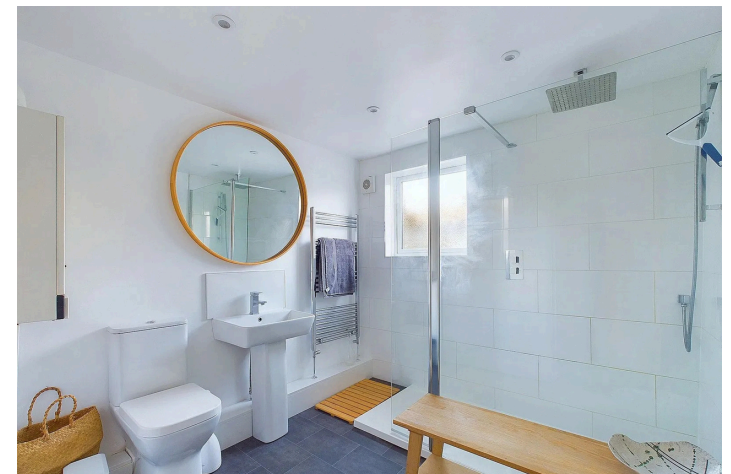
The secure front door opens into the well kept communal area, with stairs rising to the first floor to the apartments private front door. The apartment opens into the spacious entrance hall, with a storage cupboard which can be used to hang coats and kick off shoes. Positioned at the front of the property and facing west is the bay fronted living room, measuring a generous 15'4" x 9'2" and benefiting from the afternoon sunlight creating a light and airy space. The kitchen is positioned parallel and has been fitted with an array of oak style fronted units, topped with laminated marble worktops with space and provisions for multiple white goods. To the rear of the apartment and facing east is the double bedroom, this room measures 10'5" x 10'8" and can allow for a large double bed alongside various other free standing furniture. Accessed from the bedroom and on a split level is the bathroom, which has been fitted with a contemporary suite including a walk in shower, toilet and hand wash basin.

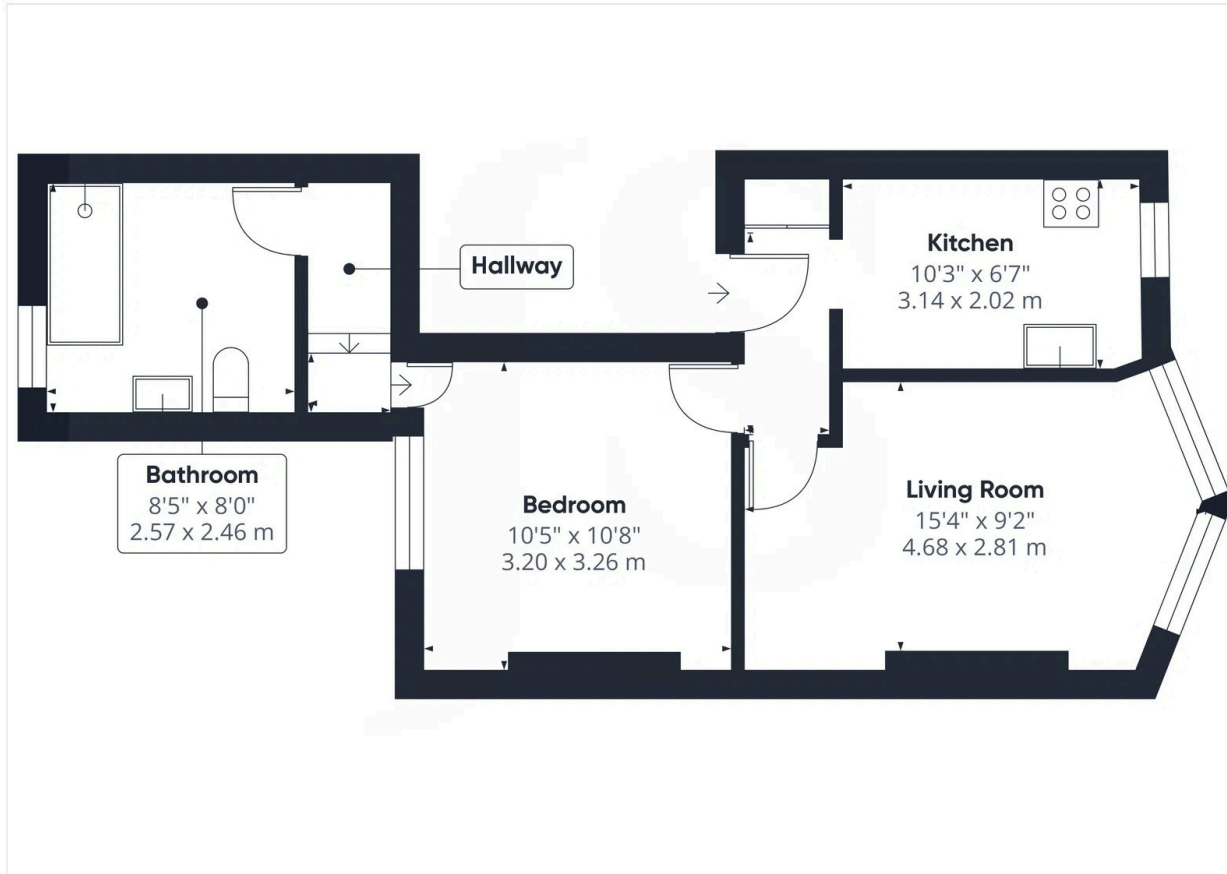
TENURE & CHARGES


Tenure - Leasehold
Lease Length - 152 years remaining
Maintenance - £2,111 per annum
Ground Rent - peppercorn
Council Tax Band A

LOCATION

Situated In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found less than 250 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is less than 1km and offers links to both London and Brighton.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: 441 sqFt

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.