



Marine Crescent, Worthing

Offers In Excess Of
£400,000
Freehold

- First Floor Flat
- Sea View
- Garage
- Private Garden
- Two Double Bedrooms
- South Balcony
- EPC Rating - TBC
- Chain Free

Robert Luff & Co are pleased to present this freehold two double bedroom first floor flat located on Goring seafront. The property is extremely bright and airy and offers generous room sizes with direct sea views, personal front garden, garage and parking. The property is located close to local shops and transport links. It is being offered with no ongoing chain, internal viewing is advised.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Part obscured double glazed front door, part obscured double glazed door to side area, cupboard under stairs housing electric fuse board, stairs to first floor.

Hallway

Two storage cupboards offering hanging and shelving space, loft access with pull down ladder, radiator.

Lounge / Diner 23'10" x 12'5" (narrowing to 8'11") (7.28 x 3.79 (narrowing to 2.72))

Two large double glazed windows towards the sea, feature electric fireplace with wooden surround, and stone inset and hearth, radiator.

Kitchen 8'10" x 11'10" (2.71 x 3.63)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, space and plumbing for washing machine, fridge/freezer and dishwasher, freestanding electric oven with four point gas hob and extractor over, built in storage cupboard housing boiler, double glazed window to rear,

Bedroom One 12'11" x 10'10" (3.96 x 3.32)

Double glazed window to rear, vanity unit with storage below and mixer tap over, radiator.

Bedroom Two 16'1" x 8'11" (4.92 x 2.73)

Full height double glazed French doors to sea facing balcony, two double glazed windows to front and side, radiator.

Bathroom 5'10" x 8'11" (1.80 x 2.73)

White bathroom suite. PVC panelled bath with mixer tap, electric shower and glass screen over, low level W.C, pedestal wash hand basin with mixer tap over, radiator, tiled walls, lino flooring, obscured double glazed window to rear.

W.C

Low level W.C, wall mounted wash hand basin, radiator, obscured double glazed window to rear

Front Garden

Mainly laid to patio, flower and shrub borders, low level retaining front wall, foot path to front door.

Garage 17'5" x 9'3" (5.32 x 2.82)

Up and over main door with parking to front, power and lighting, glazed window to rear, wooden board and felt roof construction.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.