



£1,600 Per
Calendar Month

Marine Crescent, Worthing

- Spacious Seafront Flat
- Three Bedrooms
- Two Bathrooms
- Garage
- Private Entrance
- EPC Energy Rating D (59)

Robert Luff & Co Lettings are delighted to offer to let this spacious three bedroom seafront apartment. Features include; private entrance, two bathrooms, lounge, sun room, dining room and a spacious kitchen. Further benefits include a garage and sea views from the top floor. Available now.

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Accommodation

Ground Floor Entrance

Ground Floor Cloakroom

First Floor Landing

Dining Room 10'11" x 9'11" (3.33m x 3.02m)

Double doors to lounge, Hatch to kitchen, Radiator, Double glazed window.

Lounge 17'8" x 13'5" (5.38m x 4.09m)

Radiator, Double glazed windows, double doors to sun room, door to:-

Balcony

Southerly aspect balcony.

Sun Room 13'5" x 6'4" (4.09m x 1.93m)

Double glazed windows with views along Marine Crescent to The Greensward, radiator.

Kitchen 13'4" (max) x 11'10" (4.06m (max) x 3.61m)

Range of wall & base units, Built in oven & gas hob, Radiator, Two double glazed windows, Fridge, Washing machine, Freezer.

Bedroom One 16'9" (max) x 11' (5.11m (max) x 3.35m)

Radiator, Double glazed window, Built in wardrobes.

Bedroom Three 10'2" x 8'10" (3.10m x 2.69m)

Radiator, Double glazed window, Built in cupboards.

Bathroom

White suite of bath with shower over, W.C, Wash hand basin, Tiled walls, Heated towel rail.

Stairs From Hall To Second Floor

Bedroom Two

Views to the sea, Built in cupboards, En-suite bathroom with bath with shower over, W.C, Wash hand basin.

Outside

Garage To The Rear

Middle garage of three.

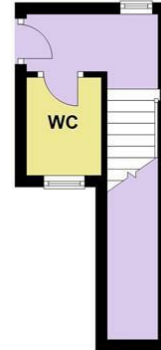


Floorplan

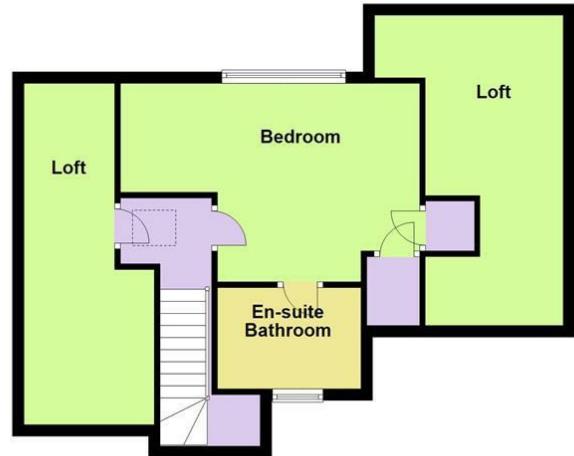
First Floor
Approx. 106.6 sq. metres (1147.5 sq. feet)



Ground Floor
Approx. 9.0 sq. metres (97.4 sq. feet)



First Floor
Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 169.3 sq. metres (1821.8 sq. feet)

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			
		60	75
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			
		53	74
England & Wales		EU Directive 2002/91/EC	

The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.