



Offers In Excess Of
£200,000
Leasehold

Seamill Park Crescent, Worthing

- First Floor Flat
- Spacious Living Room
- Communal Gardens
- South Facing Balcony with Sea Views
- No Chain
- Double Bedroom
- Close to Seafront
- EPC Rating - E
- Council Tax Band - A

We are delighted to offer to the market this beautiful first floor flat ideally situated close to Worthing beach and promenade, local shopping facilities, restaurants, bus routes and the mainline station. Accommodation comprises a lounge, a modern kitchen, a double bedroom, a shower room and a separate WC. Other benefits include a south facing balcony with distant sea views, large communal gardens, a long lease, and no chain.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Entrance Hall

Stairs to first floor. Leading to:

Entrance Hall

Front door to hallway. Loft Hatch. Laminate flooring. Storage cupboard. Wall-mounted programmable Heatstore energy efficient electric heater.

Lounge 14'5 x 13'5 (4.39m x 4.09m)

Double-glazed window to front aspect with distant sea views. Additional window with distant downs views. Coving. Picture rail. Wall-mounted programmable Heatstore energy efficient electric heater. Stripped wooden door. Laminate flooring.

Kitchen 8'5 x 8'3 (2.57m x 2.51m)

A range of modern white fronted base and wall units. Worktops incorporating a stainless steel sink with mixer tap. Space and plumbing for a washing machine. Space for fridge/freezer. Integrated electric oven, hob and extractor fan over. Stripped wooden door. Double-glazed window of rear garden.

Bedroom 12'1 x 9'5 (3.68m x 2.87m)

Double-glazed windows. Wall-mounted programmable Heatstore energy efficient electric heaters. Picture rails. Coving. Built in wardrobes. Laminate flooring. Double-glazed door leading to:

Balcony

South-facing rail enclosed balcony with distant sea views. Space for outdoor seating area.

Shower Room

Frosted double-glazed window. Double length shower cubicle with glass screen and electric shower. Hand wash basin with mixer tap. Heated towel rail. Tiled floor and walls.

Separate WC

Frosted double-glazed window. Low-level flush WC.

OUTSIDE

Communal Gardens

Tenure

Leasehold with approximately 157 years remaining.
Annual Maintenance charges - £2,437.50



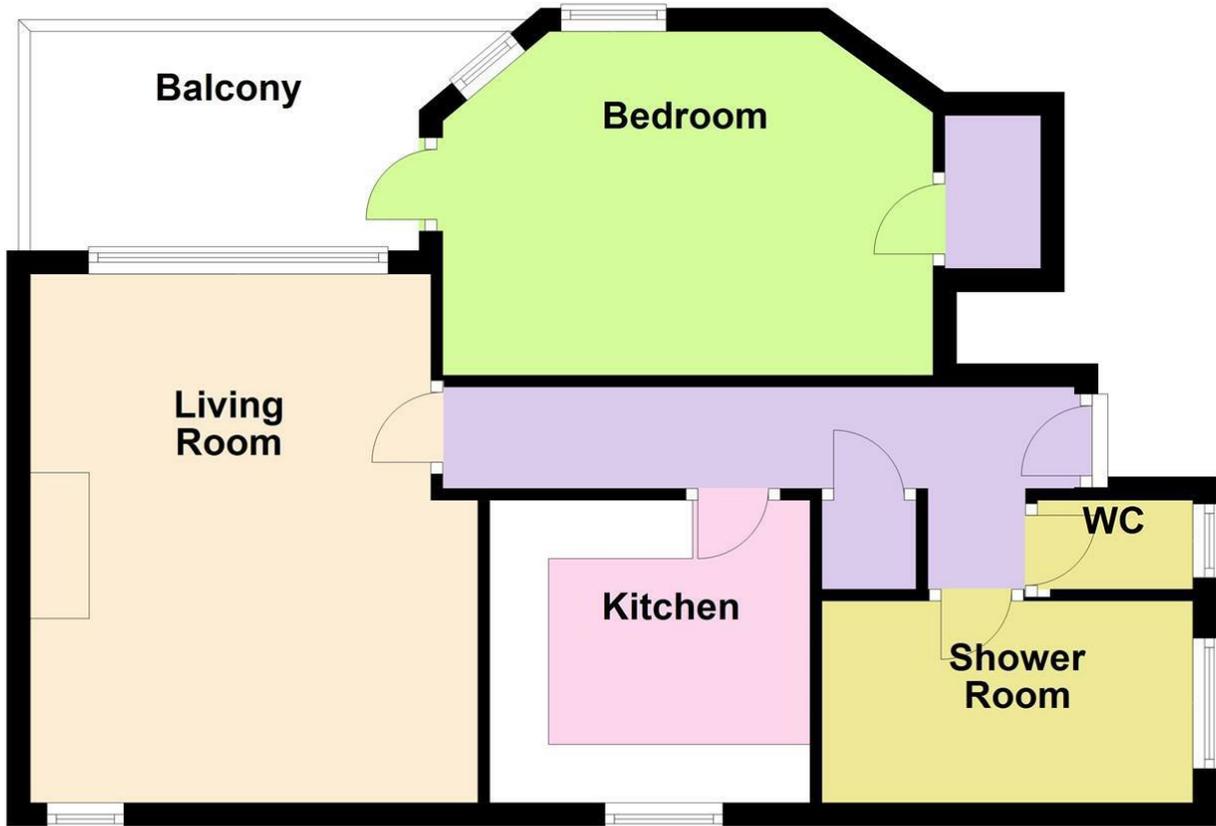
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 51.1 sq. metres (549.8 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			
		51	76
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			
		36	59
England & Wales		EU Directive 2002/91/EC	

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