



Per Calendar Month

£1,025 Per

## Marine Crescent, Worthing

- Goring Seafront Apartment
- Two Double Bedrooms
- EPC Rating D
- Southerly Aspect Balcony
- Garage

Robert Luff & Co is delighted to offer a seafront apartment situated by Goring Beach Front. The property comprises southerly aspect balcony with sea views, two double bedrooms, living/dining room, bathroom, fitted kitchen and garage. The property is unfurnished and available now.

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## Accommodation

### Entrance Porch

Side access to the private entrance porch and stairs leading to the first floor.

### Entrance Hall

Double glazed side aspect window. Radiator. Built in storage cupboard. Doors leading to:

### Living/Dining Room 20'6" x 14'7" (6.27 x 4.45)

Double glazed southerly aspect window and door leading to the balcony with sea views. Feature gas fireplace. Radiator.

### Kitchen

Double glazed rear aspect window. Matching wall and base units incorporating the one and half bowl sink and drainer with mixer tap. Built in electric oven and four ring gas hob. Space/plumbing for the washing machine. Space for a fridge/freezer.

### Bedroom one 13'3" x 12'5" (4.06 x 3.81)

Double glazed southerly aspect window with sea views. Built in double wardrobe.

### Bedroom Two 13'3" x 9'6" (4.04 x 2.92)

Double glazed rear aspect window. Built in double wardrobe.

### Bathroom

Double glazed rear aspect window. Panelled bath with an electric shower above. Pedestal wash hand basin. Towel radiator. Shaving point.

### Separate WC

Double glazed rear aspect window. Low level WC. Radiator.

### Outside

To the front is the path leading to the main entrance with the flower bed border.

To the rear is a lawn area with clothes drying area.

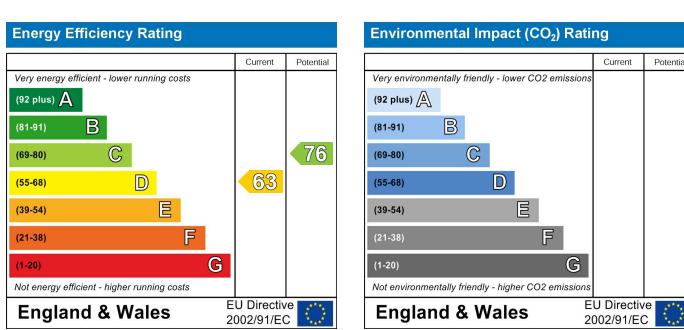
Driveway leading to the garage and parking space.

### Fees Apply

£360 incl. VAT - single applicant, £540 incl. VAT - Joint Applicant, £180 incl. VAT - Guarantor/Any Further Applicant.  
Note: All fees include referencing fees, check in & out, inventory costs.



## Floorplan



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.