



Asking Price
£120,000
Leasehold

Crescent Court, Worthing

- Ground Floor Apartment
- Double Bedroom
- Spacious Lounge/Diner
- Good-Sized Kitchen
- Close To Worthing
- Council Tax Band - A
- Popular Seafront
- EPC Rating - C

We are delighted to offer to the market this purpose-built one-bedroom apartment ideally situated in this popular cul-de-sac in Worthing with local shops, schools, parks, bus routes, and the seafront all nearby. The accommodation offers a double bedrooms, a spacious lounge/diner, a good-sized kitchen, and a shower room.

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

Frosted double glazed door to entrance hallway. Internal glazed door to:

Lounge/Diner 15'1 x 9'3 (4.60m x 2.82m)

Radiator. Westerly aspect double glazed window. Telephone point.

Kitchen 7'9 x 6'1 max (2.36m x 1.85m max)

Range of base and wall units. Working surfaces incorporating a stainless steel sink with mixer tap. Space for electric cooker. Tiled splashback. Wall mounted Worcester boiler. Double glazed window to rear. Larder cupboard with shelves. Further appliance space.

Bedroom 11'6 x 9'7 max (3.51m x 2.92m max)

TV point. Radiator. Double glazed window with westerly aspect.

Shower Room

Double glazed frosted window. Wall mounted radiator. Low level flush WC. Wash hand basin with chrome taps and mirror above. Part tiled walls. Fitted shelves. Fitted corner shower with glass sliding door.

Tenure

Leasehold with 78 years remaining
Annual Maintenance Charge - TBC
Annual Ground Rent - TBC



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

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Floor Plan

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 39.3 sq. metres (422.9 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 | | | |
| England & Wales | | 79 | 80 |
| 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 | | | |

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