



2



1



2



A



Description

ROBERT LUFF & CO are offering for rent A CONVERTED PENTHOUSE on CRESCENT ROAD in central Worthing. 'A' RATED EPC

This is a stunning residential property that offers LUXURIOUS LIVING IN A PRIME LOCATION the penthouse boasts a stylish and modern design throughout!

Comprising PRIVATE ENTRANCE front door ensuring a sense of exclusivity and privacy for residents leading to a large entrance hall with staircase rising to the top floor. As you enter the property, you'll notice the attractive wood floors, which add a touch of elegance to the living space.

The PRIVATE ROOF TERRACE is a highlight of this penthouse, providing a wonderful space for entertaining guests or unwinding and is a perfect outdoor retreat.

The integrated kitchen in this penthouse is a luxurious feature, equipped with high-quality new integrated appliances and contemporary finishes. It offers a sleek and functional space for culinary enthusiasts. The kitchen is designed to provide a seamless cooking and dining experience, making it ideal for both everyday living and entertaining.



Key Features

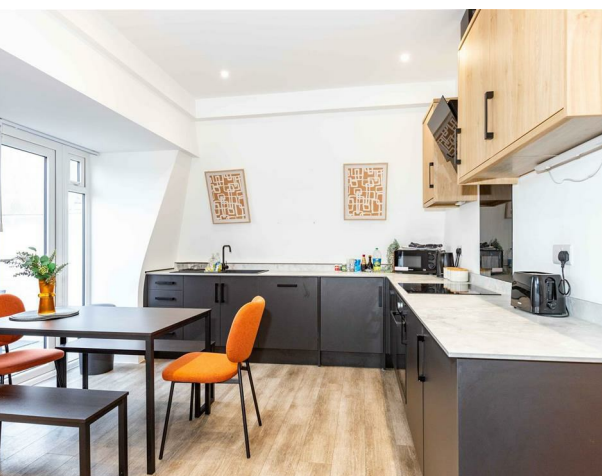
- PENTHOUSE FLAT
- 'A' RATED EPC
- TWO EN-SUITES
- PRIVATE ENTRANCE
- GROUND FLOOR RECEPTION HALL
- FITTED SOLAR PANELS
- INTEGRATED KITCHEN
- MODERN CARPETS
- PRIVATE ROOF TERRACE
- WOOD FLOORS



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

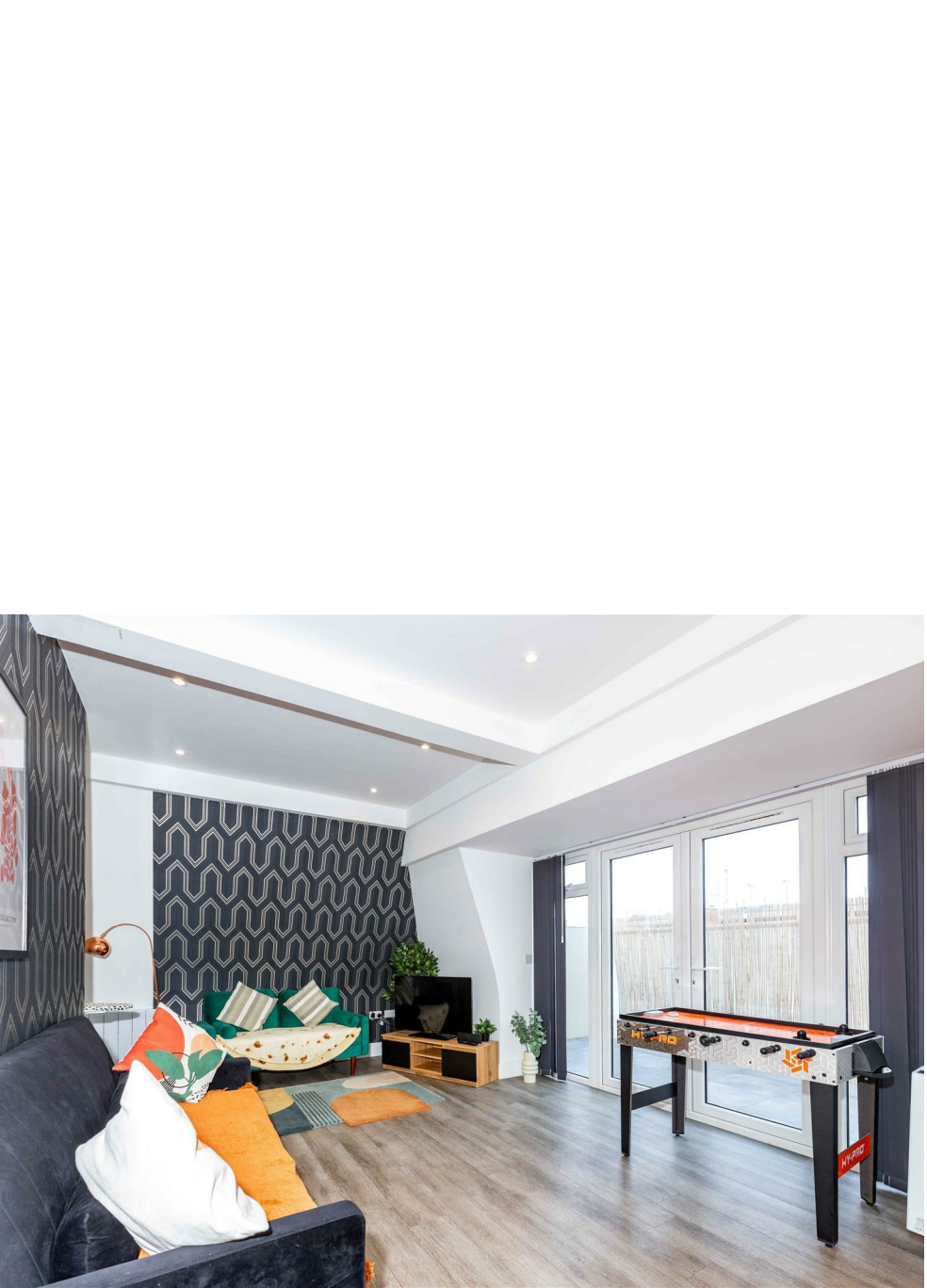
Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

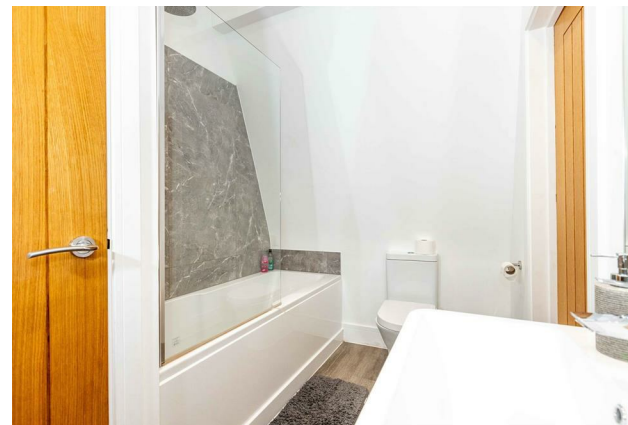
Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Crescent Road

Floor Plan
Approx. 75.7 sq. metres (814.9 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	97	97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co