



Per Calendar Month
£1,395 Per

Marine Crescent, Worthing

- Seafront Apartment
- Ground Floor
- EPC Rating C
- Formal front garden
- Modern kitchen and bathroom
- Two Double Bedrooms
- Available Now
- Easy access to beach
- Garage to rear
- Early viewing essential

ROBERT LUFF & CO are delighted this ground floor apartment, located on the prestigious Goring seafront, presents an enticing opportunity for those seeking coastal living.

With its captivating views of the Goring Gap and convenient beach access, this property offers a serene retreat by the sea.

The recent modern decor adds a touch of elegance to the interior, creating a welcoming atmosphere. The fitted kitchen provides both functionality and style, while the modern carpet throughout enhances comfort and aesthetics, the inclusion of a modern bathroom and separate W/C ensures convenience and privacy for residents.

Featuring two generously sized double bedrooms, this apartment offers ample space for relaxation and rest. The modern kitchen is well-equipped to cater to culinary needs, making meal preparation a breeze. Additionally, the allocated garage at the rear of the property provides secure parking and storage space.

With its prime location and desirable amenities, this property is sure to attract interest.

Available from March 2024, it presents an excellent opportunity for those seeking coastal living with modern comforts please contact Robert Luff & Co Lettings to arrange a viewing and seize the chance to make this stunning apartment your new home.

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

Entrance

Frosted door:-

Hallway

Radiator, smoke alarm, cupboards housing shelving and hanging.

Lounge 14'32x18'28 (4.27mx5.49m)

Coving, radiator, thermostat, double glazed windows to front aspect, electric fireplace with feature surround.

Kitchen 13'85x6'12 (3.96mx1.83m)

Range of matching gloss wall and base units, stainless steel sink with mixer tap and drainer inset into worksurface, double glazed window to rear aspect, partially tiled walls, space for washing machine and space for dishwasher, wall mounted boiler. Storage cupboard. Frosted door providing side access.

Separate WC

Low level flush WC, fully tiled walls, frosted double glazed window to rear aspect.

Bathroom

Vanity wash hand basin with mixer tap, frosted window to rear aspect, wall mounted heated towel rail, fully tiled walls, shower cubicle with overhead shower attachment.

Bedroom One 12'91x13'54 (3.66mx3.96m)

Radiator, double glazed window to front aspect, built in wardrobes with hanging.

Bedroom Two 13'43x9'69 (3.96mx2.74m)

Radiator, double glazed window to rear aspect, built in wardrobes with hanging.

Outside

Garage

Up and over door.

Front Garden

Laid to patio and lawn. Range of mature trees and shrubs.

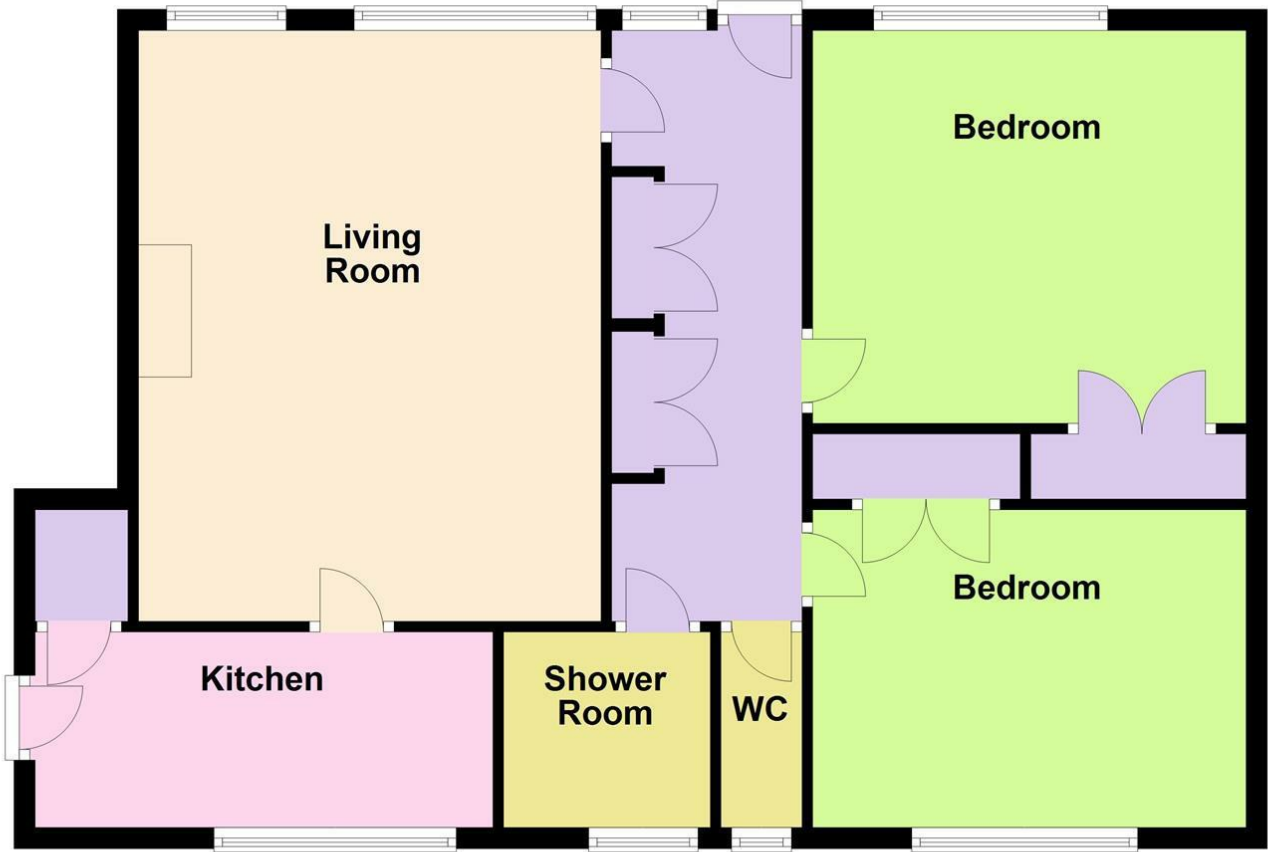


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan
Approx. 81.9 sq. metres (881.3 sq. feet)



Total area: approx. 81.9 sq. metres (881.3 sq. feet)

Energy Efficiency Rating	
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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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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