

# ALREADY LET!

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## Crockhurst Hill, Worthing

- First Floor Apartment
- Southerly Aspect Rear Garden
- One Double Bedroom
- Allocated Parking Space
- Open Plan Kitchen/Lounge
- EPC Rating - C
- Popular Salvington Location
- Council Tax Band - A

\*\* LET OFF MARKET \*\*

We are delighted to offer to the market this one bedroom first floor apartment situated on the cusp of the popular High Salvington district of Worthing. The property offers an open plan kitchen/lounge, one double bedroom and a bathroom. Further benefits include a Southerly aspect rear garden, an allocated parking space



## Accommodation

### Communal Entrance Hall

Stairs up to first floor landing.

### Front Door

Opening into:

### Entrance Hall

Radiator. Door to:

### Open Plan Kitchen/Lounge 13'11" x 11'5" (4.26 x 3.49)

#### Kitchen Area:

A range of wood fronted base and wall units. Roll top work surfaces incorporating a sink with mixer tap. Space for electric oven. Space for fridge/freezer. Tiled splash backs. Wall mounted boiler.

#### Lounge Area:

Radiator. Double glazed window with distant views.

### Bedroom 13'8" x 10'11" (4.17 x 3.35)

Radiator. Eave storage. Double glazed window.

### Bathroom

Panel enclosed bath with mixer tap, shower attachment and shower screen. Low flush WC. Pedestal wash hand basin. Tiled floor. Tiled walls. Double glazed velux window to front.

### Southerly Aspect Rear Garden

Laid lawn area. Wild garden bushes. Raised patio area. Further patio area. Studio with power, light, double glazed window and double glazed double opening doors. Garden approached by a shared access path to the side.

### Off Road Parking Space

To front within communal parking area.



## Floor Plan

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 37.4 sq. metres (402.4 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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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