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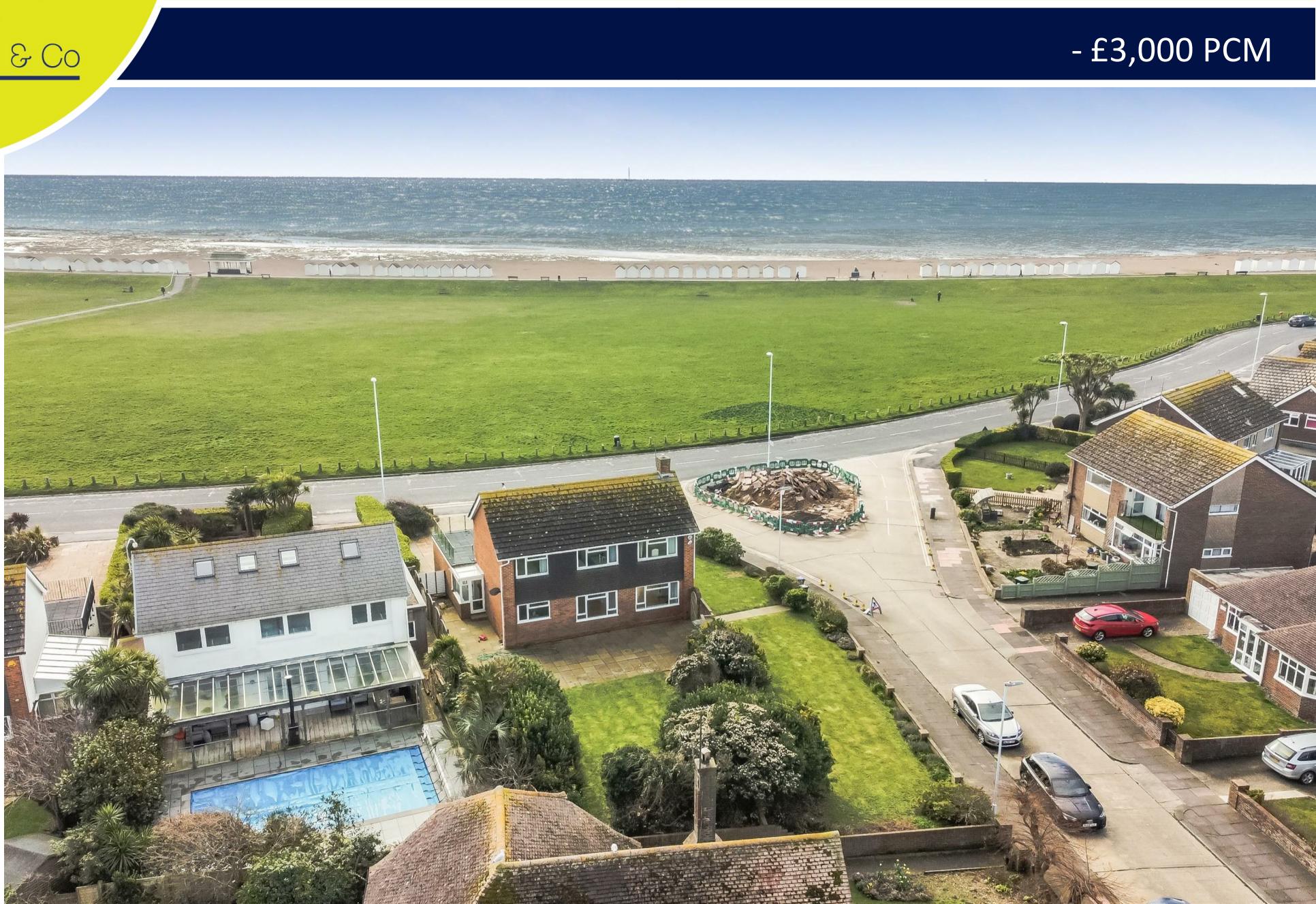
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Description

ROBERT LUFT & CO presents a stunning FOUR BEDROOM DETACHED HOUSE, situated on one of Worthing's most prestigious and sought-after roads. This SEAFRONT RESIDENCE boasts spectacular views overlooking the Greensward and the sea. The property features a dual-aspect living room, a separate dining room, a convenient GROUND FLOOR WC, a modern fitted kitchen/breakfast room leading to a utility room with internal access to a LARGE DOUBLE GARAGE.

The upper floor comprises four bedrooms, with the primary bedroom offering an en-suite, while bedroom three includes a delightful ROOF TERRACE. Additionally, there's a FURTHER FAMILY BATHROOM. The property boasts a LARGE PRIVATE DRIVE with ample off-road parking and occupies a corner plot with a WRAP AROUND GARDEN.

This impressive house spans 1889 square feet and offers not only spacious living but also breathtaking views. Given its remarkable features and prime location, **VIEWING IS ESSENTIAL**, with private accompanied viewings available to appreciate the full scope of the property.

AVAILABLE APRIL 2025

Key Features

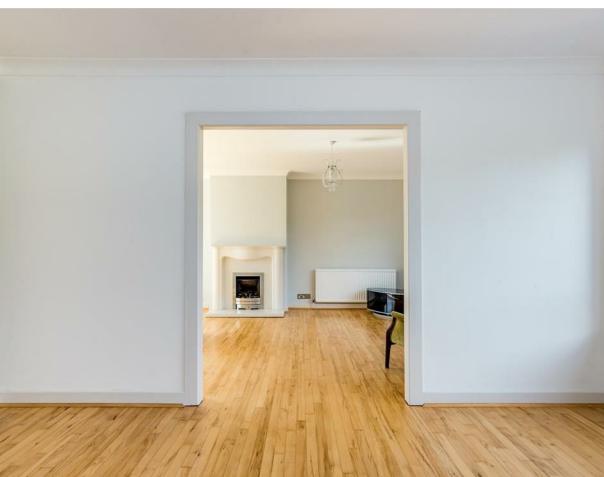
- DETACHED SEAFRONT RESIDENCE
- EN-SUITE TO PRIMARY
- DINING ROOM
- ROOM TERRACE WITH SEA VIEW
- VIEWING ESSENTIAL
- FOUR BEDROOMS
- DUAL ASPECT RECEPTION ROOM
- LARGE GARAGE
- LARGE GARDEN SURROUND
- AVAILABLE APRIL 2025



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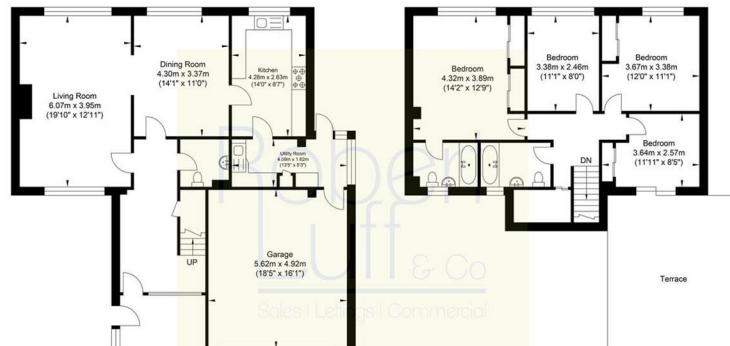
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Floor Plan Marine Crescent

Marine Crescent



Ground Floor
Approximate Floor Area
1185.32 sq ft
(110.12 sq m)

First Floor
Approximate Floor Area
704.28 sq ft
(65.43 sq m)

Approximate Gross Internal Area = 175.55 sq m / 1889.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	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		

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.

