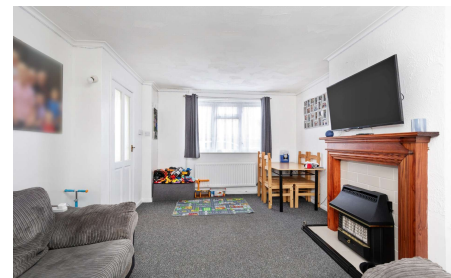




Matthew  
Anthony  
ESTATE AGENCY

*It's all in the details...*



# 21 Mendip Crescent

Worthing, West Sussex, BN13 2LT

£285,000

- Terraced Home
- Two Double Bedrooms
- 23' Lounge/Dining Room
- Kitchen
- Shower Room/WC
- Double Glazing
- Central Heating
- Buy-to-let Opportunity -  
Current Rent £1,250pcm
- Front & Rear Gardens
- No Chain

[www.matthewanthony.co.uk](http://www.matthewanthony.co.uk)

Worthing House, 6 South Street, Worthing BN11 3AA  
01903 608080 | [info@matthewanthony.co.uk](mailto:info@matthewanthony.co.uk)

Situated in a quiet crescent, this two bedroom terraced family home offers a fantastic opportunity for those looking to buy their first house, or expand their buy-to-let portfolio.

Currently let for £1,250 per calendar month, accommodation comprises an entrance hall, spacious lounge/dining room, kitchen leading into the rear garden, two double bedrooms and a shower room/WC.

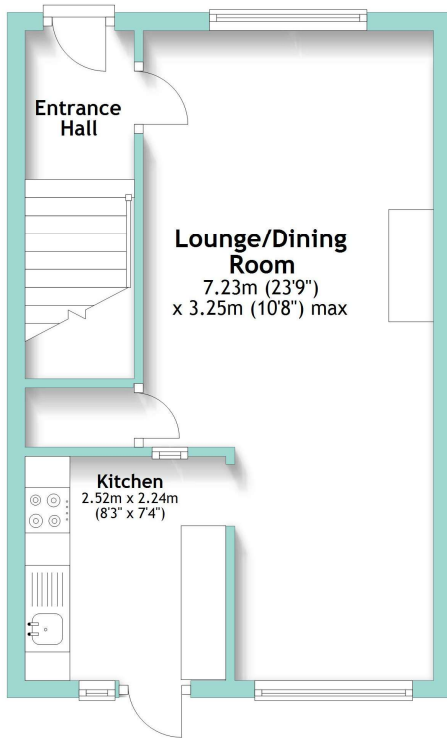
Outside, the property has a well maintained front garden and low maintenance rear garden. The house is double glazed throughout and has gas fired central heating.

Local shopping facilities along Salvington Road are close by whilst bus services provide easy access to Worthing Town Centre, mainline railway station and seafront.



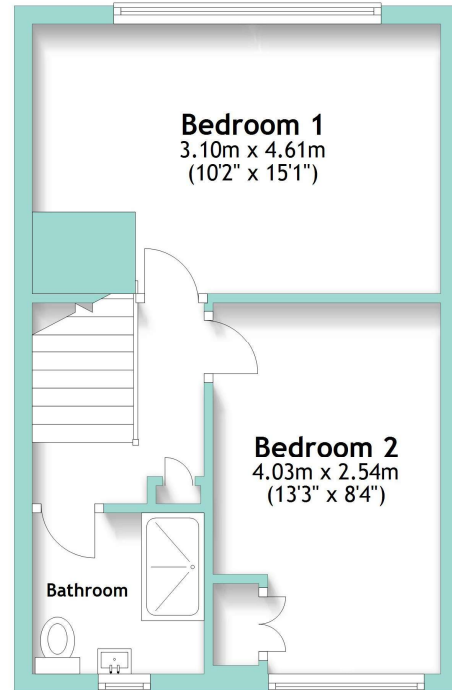
## Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 66.4 sq. metres (715.1 sq. feet)

**Council Tax:** Adur & Worthing Band C

**Tenure:** Freehold

### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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