



Crescent Road, Worthing, BN11 1RG
Offers In Excess Of £260,000

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Two double bedroom fourth floor flat in popular Westbrook Court, Crescent Road, Central Worthing. The property is ideally situated within walking distance of the town centre, train station, seafront and a variety of shops, restaurants and bars. Accommodation briefly comprises communal entrance, stairs and passenger lift to fourth floor, entrance hall, two double bedrooms, bathroom/wc, kitchen and 23ft triple aspect lounge/diner. Externally the property benefits from a garage (with power & light) and well maintained communal gardens. Vendor suited to chain free property. Agent note: Pending approval from the managing agent, it is possible to partition the lounge/diner to establish a third bedroom.

- Vendor Suited To Chain Free Property
- Two Double Bedrooms (With Potential For Third)
- Fourth Floor Apartment
- Worthing Town Centre Location
- 23ft Triple Aspect Lounge/Diner
- Garage With Power & Light
- Passenger Lift



Communal Entrance

Secure telephone entry system. Stairs or passenger lift to fourth floor. Front door to:

Entrance Hall

Two storage cupboards. Airing cupboard. Entry telephone. Laminate flooring. Levelled and covered ceiling.

Bedroom One

3.53m x 3.25m (11'7 x 10'8)
Double glazed window. Built in wardrobe with shelving and hanging space. Levelled and covered ceiling.

Bedroom Two

3.53m x 2.92m (11'7 x 9'7)
Double glazed window. Built in wardrobe with shelving and hanging space. Levelled and covered ceiling.

Bathroom/WC

2.67m x 1.68m (8'9 x 5'6)
Panelled bath with tiled surround and wall mounted electric shower. Pedestal wash hand basin. Low level flush w/c. Two double glazed obscure glass windows.

Levelled ceiling. Agent note: The present owner has knocked the bathroom into to the w/c, but the work remains unfinished.

Kitchen

2.84m x 2.46m (9'4 x 8'1)
Work surfaces incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine, cooker and fridge/freezer. Range of cupboards, drawers and wall units. Double glazed window. Larder cupboard.

Lounge/Diner

7.11m x 3.58m (23'4 x 11'9)
Triple aspect via three double glazed windows (North, West & South). Electric fireplace with brick surround. Serving hatch. Space for lounge and dining room furniture. Levelled and covered ceiling.

Garage

Number 7. Brick built with up and over door. Benefitting from power & light.

Communal Gardens

Well maintained communal gardens surround the development.

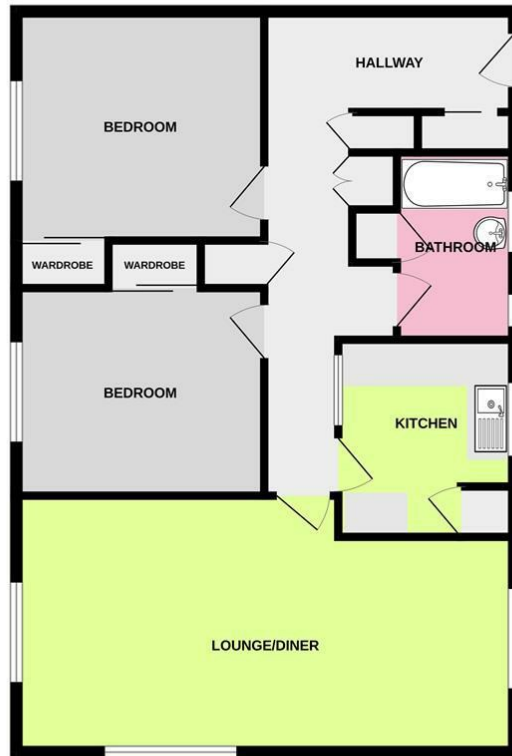
Required Information

Length of lease: 99 years remaining
Annual service charge: £1484 per annum + garage: £156 per annum
Annual ground rent: £100 per annum + garage: £50 per annum
Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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