



20 Crescent Road, Worthing, BN11 1RL  
Guide Price £180,000



A one bedroom mid floor flat located within Worthing Town Centre. The property is ideally situated within walking distance of the seafront also being within close proximity of local shops, school catchment and various public transport links. Briefly the accommodation comprises: entrance hall, living/dining room, kitchen, inner hall, double bedroom and shower room/wc. CHAIN FREE.

- Chain Free
- Mid-Floor Flat
- Double Bedroom
- Living Room
- Kitchen
- Spacious Shower Room
- Long Lease
- Central Worthing
- Close to Worthing Seafront



### Communal Entrance

External stairs to communal door, stairs to first floor. Private door to:

### Entrance Hall

Shelved storage cupboard.

### Living Room

4.72m x 2.97m (15'6 x 9'9)  
Double glazed window. Radiator.

### Kitchen

3.12m x 1.98m (10'3 x 6'6)  
Part tiled. Modern fitted kitchen comprising of roll top work surfaces with single drainer stainless steel sink unit and mixer tap. Base units with storage cupboards. Freestanding cooker and washing machine. Space for fridge/freezer. Large eye level storage and display shelves. Double glazed window. Radiator.

### Bedroom

3.23m x 3.18m (10'7 x 10'5)  
Double glazed window. Radiator. Large free-standing contemporary part mirrored wardrobe. Door to:

### Inner Hall

Split level landing. Door to:

### Shower Room/wc

2.62m x 2.49m (8'7 x 8'2)  
Modern contemporary fitted bathroom featuring a walk in shower with fully tiled walls, overhead rainfall shower, pedestal wash hand basin, close coupled wc, chrome heated towel rail/radiator. Double glazed window. Extractor fan. Recessed ceiling spot lighting. 'Baxi' combination boiler supplying gas central heating and hot water.

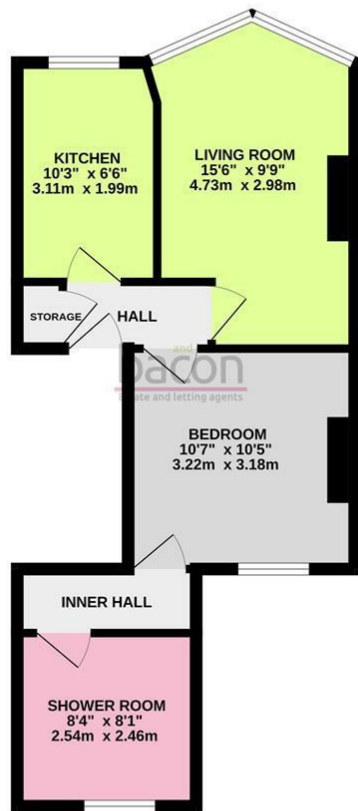
### Tenure & Council Tax Band

Length of lease: Approximately 152 years remaining  
Annual service charge: Approximately £2,111 per annum  
Service charge review period: TBC by vendor  
Annual ground rent: Peppercorn  
Ground rent review period: TBC by vendor  
Council tax band: Band A

Version: 1

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

MID-FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.3 sq.m.) approx.

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 is given 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.



baconandco.co.uk

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY

01903 521000

worthing@baconandco.co.uk