



## Mendip Crescent, Worthing, BN13 2LT

Asking Price £180,000

Being sold with no onward chain and having been presented to a high standard throughout, is this impressive first floor apartment with modern, stylish open plan accommodation. The property has its own separate entrance as well as a wonderful private garden to the rear. Situated in convenient location close to shops, amenities and transport links.

- Being sold with no onward chain
- Private garden to the rear
- Modern open plan Kitchen / Reception Room
- Easy access to transport links including A24 / A27
- Service and Maintenance: On an "as and when" basis
- First floor flat with private entrance
- Well presented accommodation
- Convenient location close to shops and amenities
- Share of Freehold with 999 year lease
- Ground Rent: N/A



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



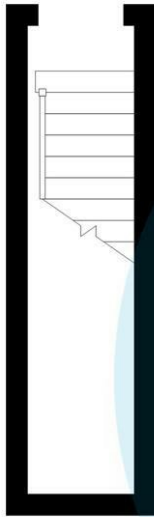
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

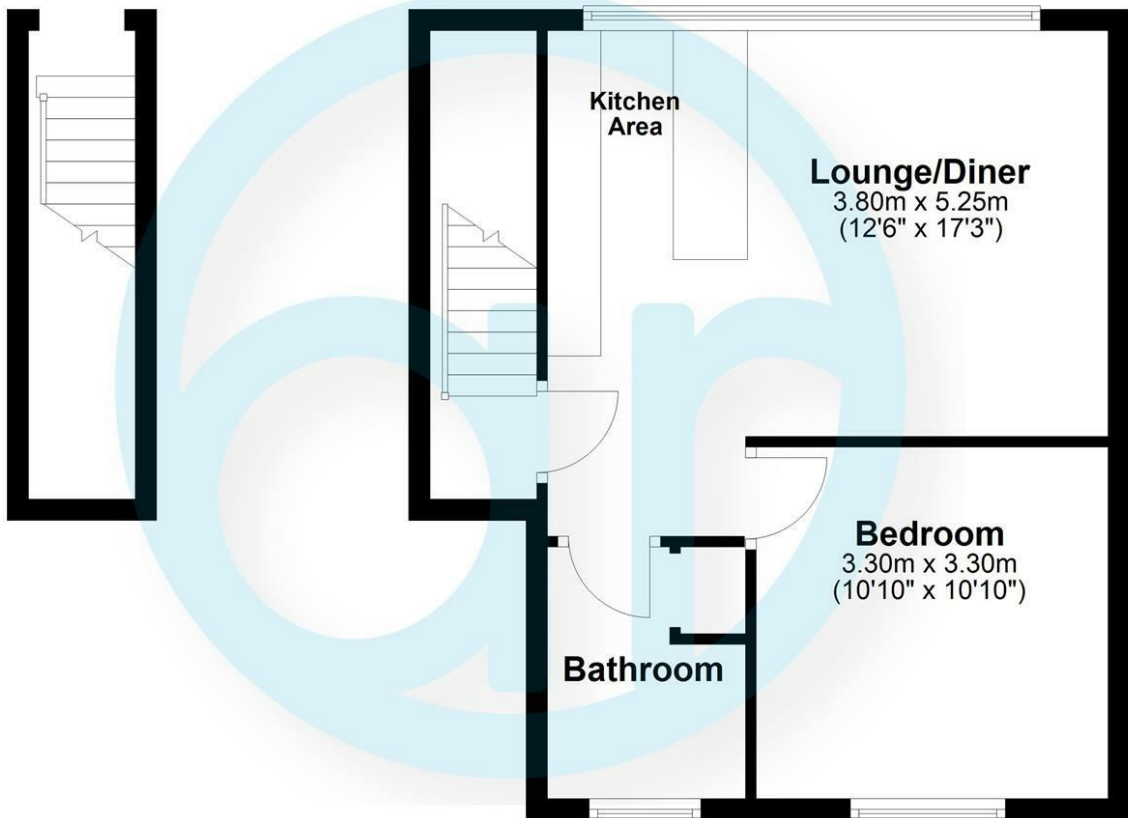
## Ground Floor

Approx. 4.4 sq. metres (47.3 sq. feet)



## First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 47.0 sq. metres (506.3 sq. feet)

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