



Asking Price
£120,000
 Leasehold

Crescent Court, Worthing

- Ground Floor Apartment
- Double Bedroom
- Spacious Lounge/Diner
- Good-Sized Kitchen
- New Lease On Completion
- Close To Worthing's Popular Seafront
- Council Tax Band - A
- EPC Rating - C

We are delighted to offer to the market this purpose-built one-bedroom apartment ideally situated in this popular cul-de-sac in Worthing with local shops, schools, parks, bus routes, and the seafront all nearby. The accommodation offers a double bedrooms, a spacious lounge/diner, a good-sized kitchen, and a shower room. The property benefits from having a new lease on completion and being double glazed throughout.

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Accommodation

Frosted double glazed door to entrance hallway. Internal glazed door to:

Lounge/Diner 15'1 x 9'3 (4.60m x 2.82m)

Radiator. Westerly aspect double glazed window. Telephone point.

Kitchen 7'9 x 6'1 max (2.36m x 1.85m max)

Range of base and wall units. Working surfaces incorporating a stainless steel sink with mixer tap. Space for electric cooker. Tiled splashback. Wall mounted Worcester boiler. Double glazed window to rear. Larder cupboard with shelves. Further appliance space.

Bedroom 11'6 x 9'7 max (3.51m x 2.92m max)

TV point. Radiator. Double glazed window with westerly aspect.

Shower Room

Double glazed frosted window. Wall mounted radiator. Low level flush WC. Wash hand basin with chrome taps and mirror above. Part tiled walls. Fitted shelves. Fitted corner shower with glass sliding door.

Tenure

Leasehold with 63 years remaining on the lease.

Annual Maintenance Charge - TBC

Annual Ground Rent - TBC



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Floor Plan
Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 39.3 sq. metres (422.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.