



## Crockhurst Hill, Worthing



Offers In Excess Of  
**£170,000**  
50% Share of Freehold

- First Floor Apartment
- Southerly Aspect Rear Garden
- One Double Bedroom
- Allocated Parking Space
- Open Plan Kitchen/Lounge
- EPC Rating - C
- Popular Salvington Location
- Council Tax Band - A

We are delighted to offer to the market this one bedroom first floor apartment situated on the cusp of the popular High Salvington district of Worthing. The property offers an open plan kitchen/lounge, one double bedroom and a bathroom. Further benefits include a Southerly aspect rear garden, an allocated parking space and a 50% share of the freehold.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance Hall

Stairs up to first floor landing.

### Front Door

Opening into:

### Entrance Hall

Radiator. Door to:

### Open Plan Kitchen/Lounge 13'11" x 11'5" (4.26 x 3.49)

Kitchen Area:

A range of wood fronted base and wall units. Roll top work surfaces incorporating a sink with mixer tap. Space for electric oven. Space for fridge/freezer. Tiled splash backs. Wall mounted boiler.

Lounge Area:

Radiator. Double glazed window with distant views.

### Bedroom 13'8" x 10'11" (4.17 x 3.35)

Radiator. Eave storage. Double glazed window.

### Bathroom

Panel enclosed bath with mixer tap, shower attachment and shower screen. Low flush WC. Pedestal wash hand basin. Tiled floor. Tiled walls. Double glazed velux window to front.

### Southerly Aspect Rear Garden

Laid lawn area. Wild garden bushes. Raised patio area. Further patio area. Studio with power, light, double glazed window and double glazed double opening doors. Garden approached by a shared access path to the side.

### Off Road Parking Space

To front within communal parking area.



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## Floor Plan

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 37.4 sq. metres (402.4 sq. feet)

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>			
(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 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.