





Rodney Crescent
Worthing
BN18 0DB

Offers in Excess of £
328,000.00

bettermove

# Rodney Crescent - Worthing

Bettermove are proud to present this 3 bedroom end terraced house in Arundel.

The property benefits from double glazing, and gas central heating throughout, with off street parking for several vehicles. available to the rear of the property.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, a modern fitted kitchen/breakfast room and a separate dining room on the ground floor. The first floor consists of three double bedrooms, including a principal bedroom with en-suite shower room, and a re-fitted family bathroom. The exterior boasts a generous west-facing corner garden with a patio and a storage shed, together with an enclosed front garden. The property also offers potential for a garage, subject to the necessary permissions.

Located within the private rural area of Ford, Arundel, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Ford train station, a variety of local bus routes, and quick access to the A27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

| BEDROOMS | BATHROOMS | RECEPTIONS | TENURE |
|---|---|---|---|
| 3 | 2 | 2 | Freehold |









# Floor Plan


Made with AI
Kitchen / Breakfast Room
16'6" x 9'7"
5.04 x 2.92m
Dining Room
8'4" x 16'5"
2.54 x 5.00m
C
Lounge
13'5" x 11'11"
4.08 x 3.62m
Hall
Ground Floor
Bedroom
10'0" x 9'5"
3.06 x 2.87m
Landing
Bedroom
8'4" x 16'5"
2.54 x 5.00m
Bedroom
13'5" x 11'4"
4.08 x 3.46m
First Floor
Total Area: 1087 ft² ... 101.0 m²

| Energy Efficiency Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 70 |
| (55 to 68) D | | |
| (39 to 54) E | 46 | |
| (21 to 38) F | | |
| (1 to 20) G | | |

| Environmental Impact Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | | 65 |
| (39 to 54) E | 42 | |
| (21 to 38) F | | |
| (1 to 20) G | | |







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