



2



1



1



E





## Description

We are delighted to offer to the market this well presented first floor converted two bedroom flat located in the heart of Worthing town centre providing immediate access to the town centre shops, restaurants, bus routes, mainline station and the seafront. The Accommodation offers a West facing lounge, kitchen, two bedrooms and a modern bathroom. BUY TO LET INVESTORS ONLY - TENANT IN SITU.

## Key Features

- First Floor Flat
- Two Bedrooms
- Modern Fitted Bathroom
- Town Centre Location
- Walking Distance to The Seafront
- EPC Rating - E
- Council Tax Band - A
- Leasehold



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co



#### **Communal Entrance**

Phone entry system. Stairs to first floor landing.

#### **Front Door**

Opening into:

#### **Entrance Hall**

#### **Lounge**

**3.96 x 3.28 (13'0" x 10'9")**

Telephone point. TV point. Electric fire. Double glazed window to the front of the property.

#### **Kitchen**

**2.03 x 2.26 (6'8" x 7'5")**

Matching range of wall and base units. Integrated electric oven with induction hob. Integrated fridge freezer. Integrated washing machine. Half bowl stainless steel sink with hose tap and drainer inset into worktop. Part tiled walls. Double glazed window to the rear of the property



#### **Bedroom One**

**3.53 x 2.59 (11'7" x 8'6")**

Electric radiator. Double glazed window to rear.

#### **Bedroom Two**

**3.58 x 1.70 (11'9" x 5'7")**

Built in wardrobes. Electric radiators. Double glazed window to front.

#### **Bathroom**

P shaped bath with shower screen and shower over. Concealed system WC. Pedestal wash hand basin. Cupboard housing water tank. Extractor fan.

#### **Tenure**

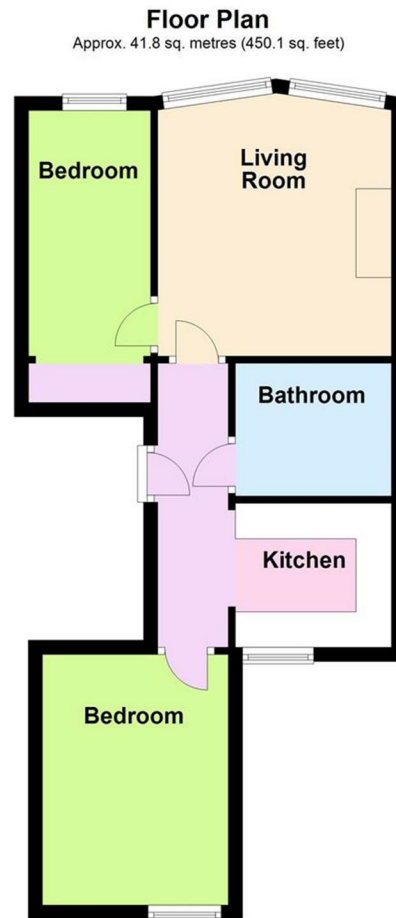
Leasehold with 91 years remaining.

#### **Agents Notes**

The pictures shown were before the current tenancy, there may be some difference in condition and furnishings when you come to view.



## Floor Plan Crescent Road



Total area: approx. 41.8 sq. metres (450.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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