



Flat 5 8 Crescent Road, Worthing, BN11 1RL  
Asking Price £130,000

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One bedroom third floor converted flat located in Worthing town centre. This flat briefly offers; communal entrance, private front door leading to the entrance hall, one double bedroom, west aspect lounge, kitchen to the rear of the property and bathroom. Perfect for a first time buyer or as a buy to let investment. This property is offered CHAIN FREE.

- One Bedroom
- Separate Kitchen
- Situated In The Town Centre
- Low Maintenance
- Top Floor Flat
- Good Lease
- Close To Local Transport Links
- CHAIN FREE



### Communal Front Door

Stairs leading to:

### Third Floor

Private front door to:

### Entrance Hall

Doors to all rooms.

### Lounge

3.53m x 2.95m (11'6" x 9'8")

Double glazed window. Electric radiator. TV point.

### Kitchen

3.43m x 2.11m (11'3" x 6'11")

Work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Double glazed door and window opening to fire escape. Space for washing machine, cooker and fridge/freezer. Matching wall cupboard. Part tiled walls.

### Bedroom

3.51m x 1.75m (11'6" x 5'8")

Double glazed window. Wall mounted electric heater.

### Bathroom/Wc

1.42 x 2.66 (4'7" x 8'8")

Suite comprising panelled bath, pedestal wash hand basin and low level flush Wc. Double glazed window. Part tiled walls. Airing cupboard housing hot water cylinder and shelves.

### Required Information

Length of lease: 138

Annual service charge: £1,156

Annual ground rent: N/A

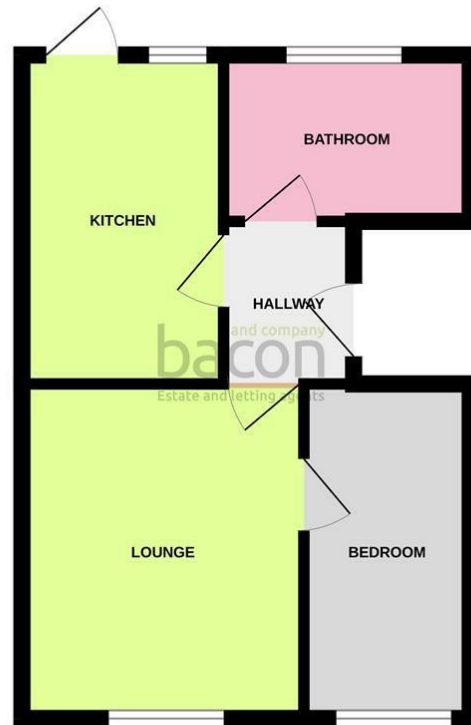
Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	39	
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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