



## Seamill Park Crescent, Worthing

£145,000

Aspire Residential are delighted to offer to the market this modern ground floor flat in popular East Worthing. The property has been modernised in recent years and benefits from a new lease upon completion, gas central heating and vacant possession.



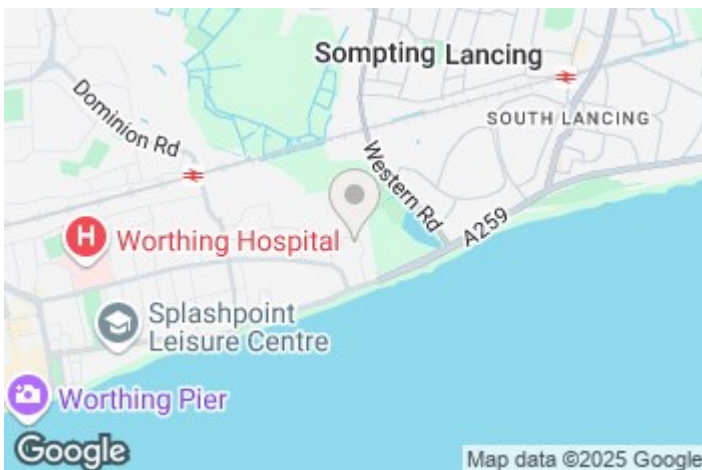
Council Tax Band: A

- Modern Studio apartment
- Deceptively spacious
- Minutes from the seafront
- New lease upon completion
- Low outgoings

- Ground floor
- Non restricted parking
- Local shops
- Vacant possession
- Gas central heating



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

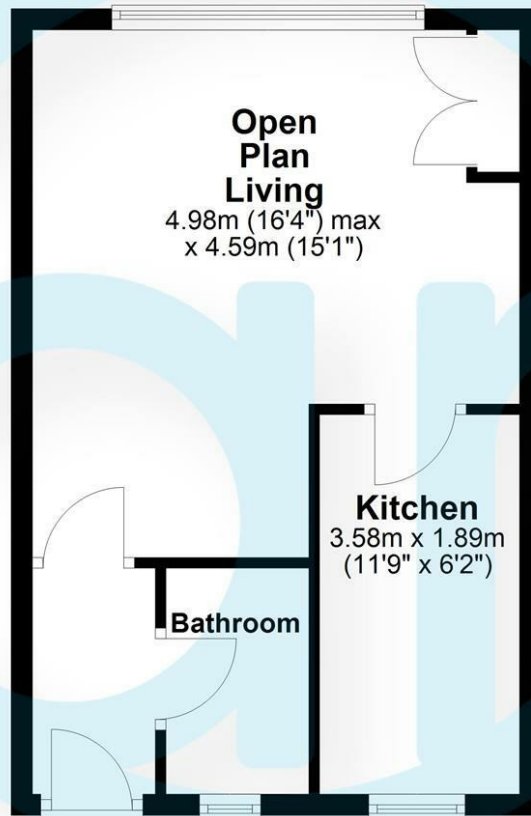


### EPC Rating:

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>		
(39-54) <b>E</b>		
(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	

## Floor Plan

Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 33.1 sq. metres (356.3 sq. feet)

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