

Livesay Crescent, Worthing

Worthing

Offers Over £500,000



Livesay Crescent

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Charming 3-bed semi-detached house in sought-after area. Modern kitchen, living & dining rooms. Period features, sunny conservatory, landscaped garden. Chain free. Ideal location near town, station & schools. Parking in Zone N available. Modern living with classic charm. Schedule a viewing now!
Council Tax band: D

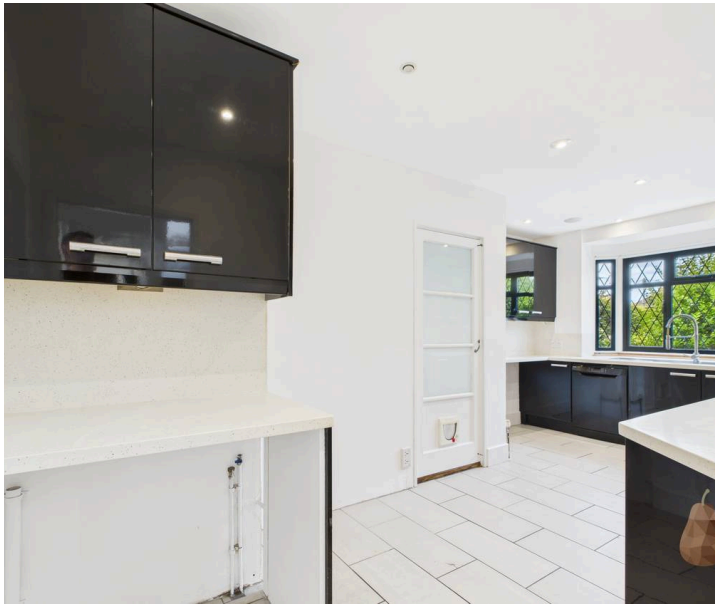
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Substantial Semi Detached Family Home With Three Double Bedrooms
- Spacious Modern kitchen
- Separate Dining Room & Living Rooms
- Bright Sunroom/Conservatory Opening To garden
- Landscaped Rear Garden With Southerly Aspect
- Family Bathroom With Walk-in Shower & Corner Bath / Downstairs WC
- Period Features Including Leaded Bay Windows
- Chain Free
- Fantastically Situated For Worthing Town, Train Station & Schools
- Residents Parking Zone N - No Waiting List & From £44 A Year







Inviting Reception Hall
8' 11" x 12' 8" (2.73m x 3.85m)
A spacious hallway with a large understairs cupboard.

Kitchen
19' 2" x 10' 7" (5.83m x 3.22m)
A spacious and modern kitchen with a built in range style cooker and space for all appliances, feature bay window to the front.

Living Room
13' 11" x 11' 11" (4.23m x 3.64m)
Spacious living room with door leading to the sunroom.

Dining Room
10' 11" x 12' 8" (3.32m x 3.87m)
Fitted storage, attractive side window and door leading to the sunroom.

Sunroom
9' 1" x 20' 10" (2.77m x 6.34m)
Sunroom opening to garden and an ideal addition to the every-day living space.

Downstairs WC
7' 5" x 2' 5" (2.27m x 0.74m)

Landing
2' 11" x 2' 8" (0.89m x 0.81m)
A spacious landing with a window to front and plenty of space for furniture.

Bedroom
13' 11" x 12' 0" (4.24m x 3.65m)
Large double overlooking the rear garden.

Bedroom
10' 10" x 13' 11" (3.31m x 4.23m)
Second bedroom, overlooking the rear garden.

Bedroom
9' 3" x 10' 5" (2.83m x 3.17m)
Smallest of the double bedrooms, located at the front of the property.

GARDEN

Landscaped rear garden with tiered patios and a lawned area, side and rear access gates.

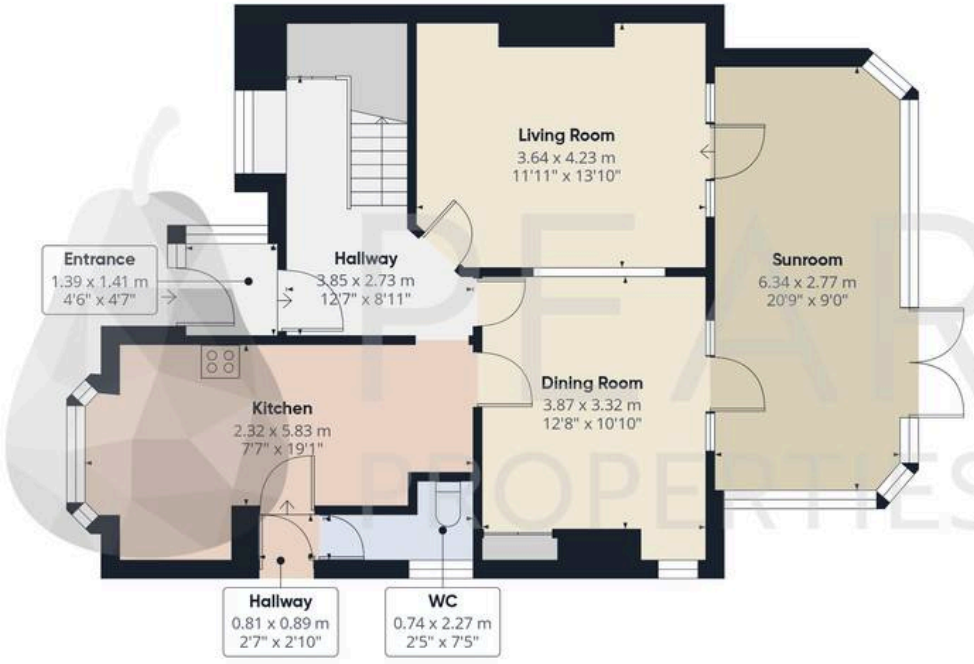
FRONT GARDEN

Mature front garden providing privacy.









Ground Floor



Floor 1

PEAR PROPERTIES

Approximate total area(1)

129.1 m²

1391 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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