



PCM
£1,250 PCM

9 Park Crescent, Worthing

- Top Floor Apartment
- Two Double Bedrooms
- No Chain
- Grade II Listed
- Leasehold with Long Lease
- EPC Rating - TBC
- Council Tax Band - B
- Close to Town Centre
- Stunning Setting
- Viewing Essential

Robert Luff & Co are delighted to offer this Grade II listed Apartment set in a Historic Worthing Crescent and beautiful Amelia Park with a wealth of Character to the Georgian buildings dating back to the 1830's. The idyllic location is also set near the Town Center, Worthing mainline railway station which serves London, Brighton & Southampton and the beach and sea can be found in under half a mile. The apartment's accommodation comprises of spacious open plan living/dining and kitchen with views from the sash windows over the roof tops of Worthing to The South Downs. There are two double bedrooms with views over Amelia Park and a bathroom and separate w.c. Other benefits are gas central heating, a long lease and the property is being sold with No Chain. Internal Viewing is essential to appreciate the setting, convenience to the nearby amenities and the spaciousness of the apartment

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Accommodation

Communal Front Door

with stairs leading to the first floor to Flat 3

Entrance & Hallway

Return staircase with fire door to the flat level, with radiator, storage cupboard with electric meter, electric fuse box, hanging rail and shelf, access to loft space

Open Plan Living Room/Dining & Kitchen

Living/Dining Room 18'10" x 9'10" (5.75 x 3)

smooth and coved ceiling, radiator, sash window with views over Worthing to the south downs

Kitchen 10'11" x 6'10" (3.35 x 2.09)

sink unit with cupboards under and over the work top surfaces, wall mounted gas fired central heating boiler, plumbing and space for washing machine, part tiled walls, space for cooker, sash window with views over Worthing to the south downs

Bedroom One 16'0" x 10'5" (4.88 x 3.179)

radiator, feature curved sash window with views over Amelia Park

Bedroom Two 15'10" x 10'5" (4.84 x 3.179)

measurement not to include fitted wardrobe with hanging rail, radiator, radiator, feature curved sash window with views over Amelia Park

Bathroom

bath with mixer taps, wash hand basin, tiled walls, radiator

Separate w.c

with low level w.c, part tiled walls, sash obscured window

Outside

Residents parking

there is non allocated residents parking and a permit can be obtained to use this facility

Amelia Park Gardens

beautifully matured grounds with seating areas are to the south of the property

Lease & Service Charge Terms

Service Charge - 2022 - 2023 was £1722

Service Charge Review - Not known

Ground Rent - £0

GRent Review - n/a

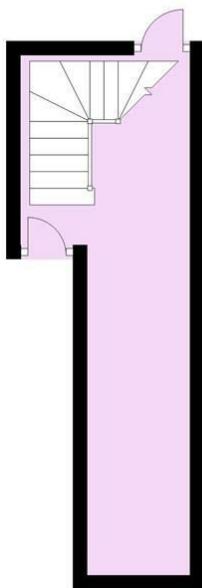
Lease - 999 years from 1973 - Approx 949 years remaining



Floorplan

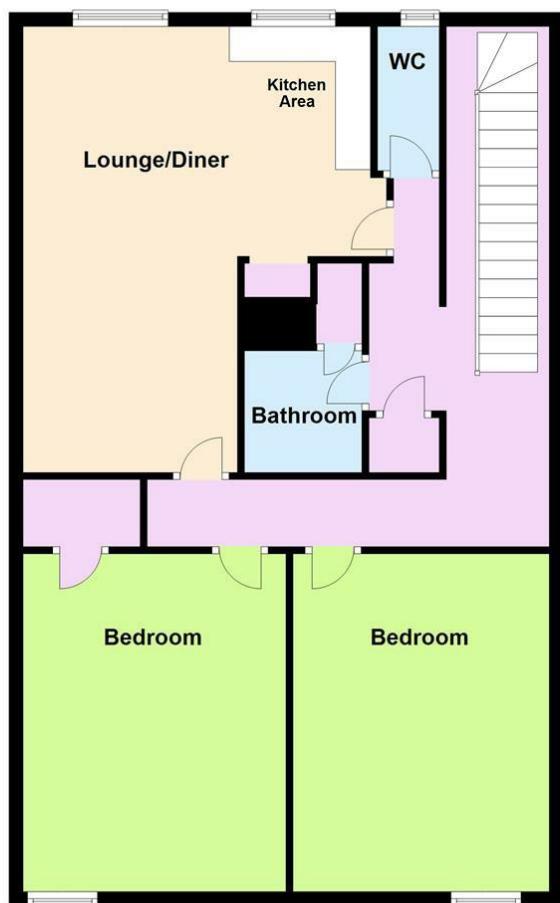
Floor Plan

Approx. 13.5 sq. metres (145.3 sq. feet)



Floor Plan

Approx. 91.2 sq. metres (981.3 sq. feet)



Total area: approx. 104.7 sq. metres (1126.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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