

Leasehold - Offers In Excess Of £250,000



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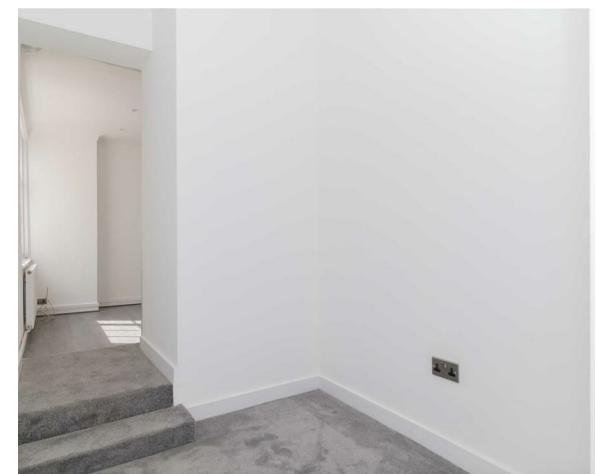
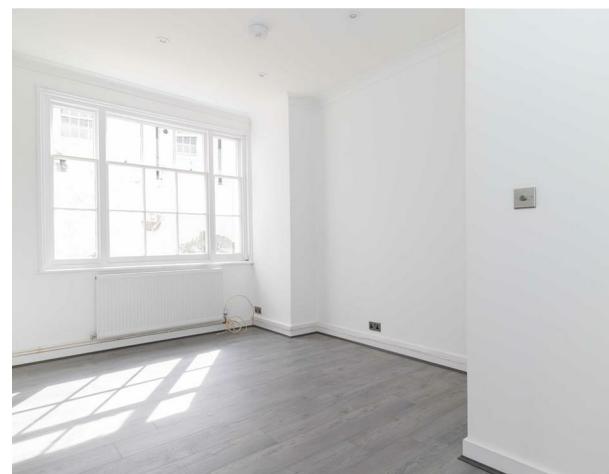
## Description

We are delighted to offer to the market this newly renovated ground floor apartment, ideally situated within the popular Georgian built Park Crescent development just yards from town centre shops with restaurants, the beach, parks, bus routes and Worthing's mainline station all nearby.

Accommodation offers an open plan kitchen/living room, separate dining room, two bedrooms and a modern bathroom. Other benefits include gas fired central heating and communal gardens.

## Key Features

- Ground Floor Apartment
- Two Bedrooms
- Gas Fired Central Heating
- Town Centre Location
- Newly Renovated
- Open Plan Kitchen/Living Room
- Communal Gardens
- Council Tax Band A





#### **Communal Hallway**

Door leading to:

#### **Inner Hallway**

Telephone entry system, spotlight, door leading into:

#### **Kitchen/Lounge/Diner**

**4.43 x 3.76 (14'6" x 12'4")**

Single glazed sash windows overlooking communal garden, radiator, new wood effect flooring, spotlights, newly fitted kitchen with a range of grey wall and base units, space for fridge/freezer, space for washing machine, built in electric oven, built in stainless steel extractor fan, grey tiled splashback, stainless steel sink with drainer, multiple plug sockets, induction hob, cupboard housing brand new Worcester combination boiler.

#### **Dining Room**

**1.83 x 1.65 (6'0" x 5'4")**

Ceiling light, newly fitted carpets, plug sockets and storage cupboard with plumbing, power and space for washing machine.

#### **Bedroom One**

**5.37 x 3.44 (17'7" x 11'3")**

Newly fitted carpets, ceiling lights, radiator, single glazed sash window overlooking Amelia Crescent, multiple USB sockets and alcove with space for wardrobe.

#### **Bedroom Two**

**2.64 x 2.44 (8'7" x 8'0")**

Newly fitted carpets, radiator, ceiling light, door leading to communal garden, multiple power points with USB and frosted double glazed window.

#### **Bathroom**

**2.42 x 1.54 (7'11" x 5'0")**

Vinyl flooring, heated towel rail, sink with built in vanity unit, low level flush WC, bath with electric overhead shower, single glazed frosted sash window and spotlights.

#### **Tenure**

Leasehold with 89 years remaining.



## Floor Plan Park Crescent



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.

Robert  
Luff & Co