



PCM  
£1,250 PCM

## Park Crescent, Worthing

- Beautifully renovated ground floor flat
- Two bedrooms
- Gas Fired Central Heating
- Communal Gardens
- Spacious open-plan kitchen/living area
- Access to attractive communal gardens
- EPC energy rating D (63)
- Council Tax Band A

Robert Luff & Co are pleased to offer to let this beautifully renovated two-bedroom ground floor apartment, ideally positioned within the sought-after Georgian-style Park Crescent development in the heart of Worthing.

This well-presented home offers a spacious open-plan kitchen and living area, a separate dining room perfect for entertaining or working from home, two good-sized bedrooms, and a modern fitted bathroom. The property also benefits from gas-fired central heating and access to attractive communal gardens.

The flat enjoys an enviable position just a short walk from Worthing's vibrant town centre, with a wide range of shops, restaurants, cafés, and cultural amenities nearby. The seafront, picturesque parks, and the popular Splash Point Leisure Centre are all easily accessible. Excellent transport links include regular bus services and Worthing's mainline train station, making this an ideal location for commuters.

This is a fantastic opportunity to live in one of Worthing's most desirable areas.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### Communal Hallway

Door leading to:

### Inner Hallway

Telephone entry system, spotlight, door leading into:

### Kitchen/Lounge/Diner 14'6" x 12'4" (4.43 x 3.76)

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

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

### Bedroom One 17'7" x 11'3" (5.37 x 3.44)

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

### Bedroom Two 8'7" x 8'0" (2.64 x 2.44)

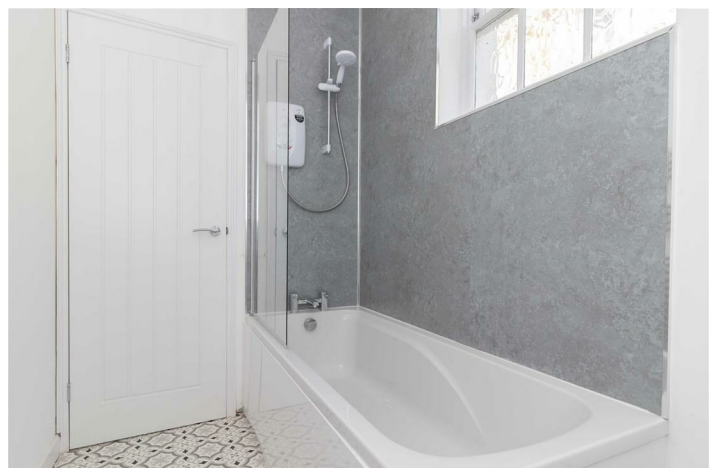
Newly fitted carpets, radiator, ceiling light, door leading to communal garden, multiple power points with USB and frosted double glazed window.

### Bathroom 7'11" x 5'0" (2.42 x 1.54)

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

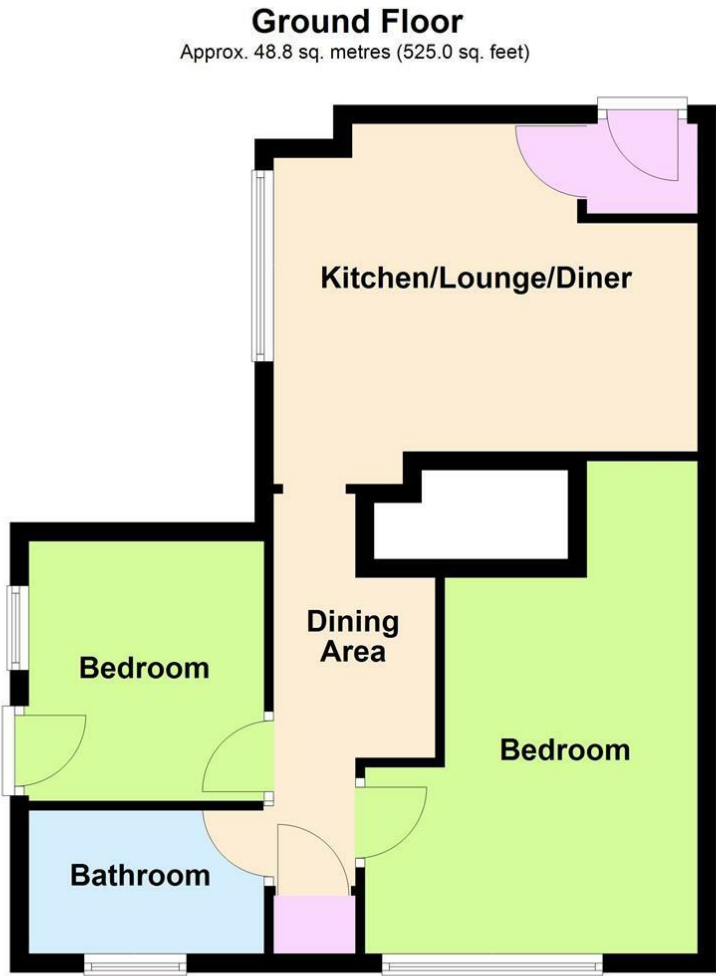
Leasehold with 89 years remaining.



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Total area: approx. 48.8 sq. metres (525.0 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	
			77
		63	

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	

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.