



## 9 Park Crescent, Worthing

PCM  
£1,250 PCM

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

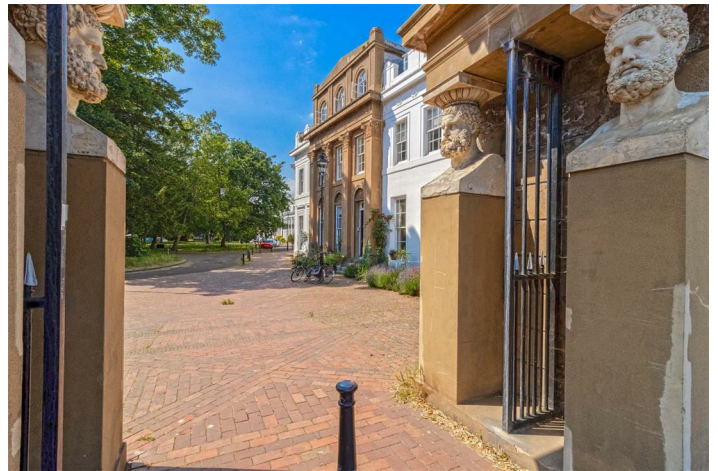
Service Charge - 2022 - 2023 was £1722

Service Charge Review - Not known

Ground Rent - £0

G.Rent Review - n/a

Lease - 999 years from 1973 - Approx 949 years remaining



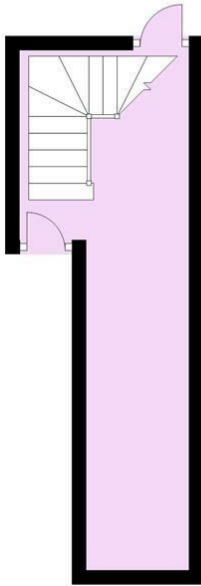
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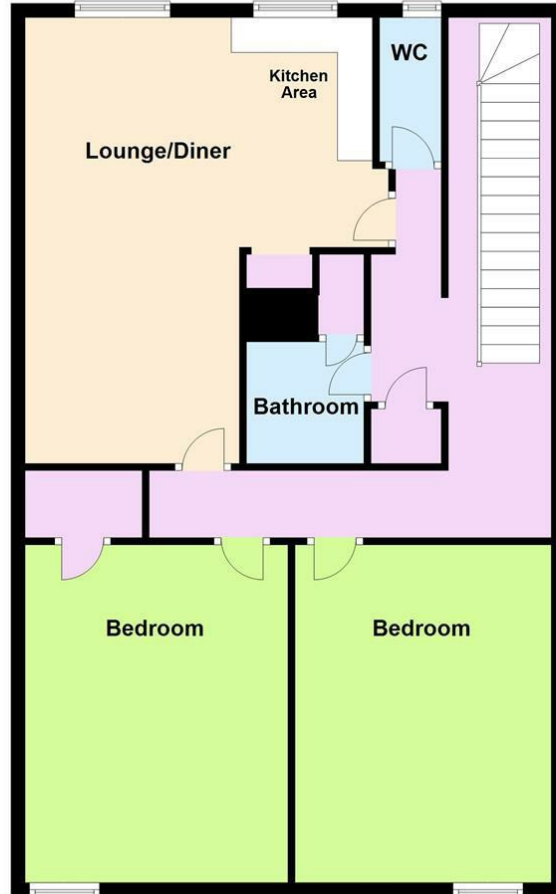
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# Floorplan

**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) <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>		75	81
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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.