



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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11d Park Crescent

, Worthing, BN11 4AH

Guide price £210,000

Leasehold Council Tax Band A



James & James Estate Agents are delighted to bring to the market this ground floor one bedroom, period apartment forming one of Worthing's most iconic landmarks. CHAIN FREE.

In brief the accommodation comprises communal entrance, feature lounge with floor to ceiling windows enjoying superb views over Amelia Park Crescent, opening to fitted kitchen, an L shape bedroom and a family bathroom.

Other benefits include gas central heating and high level skirting. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this period apartment.

Situated in Park Crescent, Worthing town centre is just a short stroll away. The nearest mainline railway station is Worthing giving great access to most major towns and cities. Buses also serve the area.

CHAIN FREE.

Lease years remaining - 125  
Service charge - £1000pa approx

Communal Entrance

Lounge  
18'11 x 14'5 (5.77m x 4.39m)

Kitchen Area

Bedroom  
12'8 x 10'9 narrowing to 7'4  
(3.86m x 3.28m narrowing to 2.24m)

Bathroom





## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

