



JAMES & JAMES
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11a Park Crescent

, Worthing, BN11 4AH

Guide price £450,000

Leasehold Council Tax Band C



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

In brief the accommodation comprises communal entrance with stairs to first floor, feature lounge with floor to ceiling windows enjoying superb views over Amelia Park Crescent, luxury fitted kitchen/diner with focal fireplace, fourth bedroom, butterfly staircase leading to cloakroom, and second floor with three further bedrooms, en-suite to bedroom two and a luxury fitted bathroom with clawfoot bath.

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.

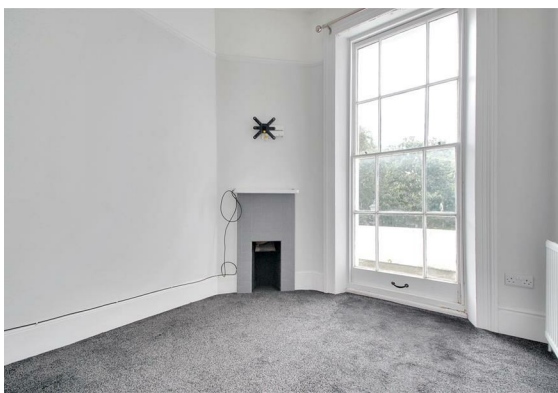
Lease years remaining - 125
Service charge - £1000pa approx

Communal entrance

Stairs to first first landing

Feature lounge
20'10 x 15'2 (6.35m x 4.62m)

Superb kitchen/diner
17'9 x 19'2 (5.41m x 5.84m)





Bedroom four
8'9 x 9'6 (2.67m x 2.90m)

Split level staircase

Cloakroom

Door to fire escape

Second level

Bedroom one with focal fireplace
19'8 x 14'6 (5.99m x 4.42m)

Bedroom two
17'2 x 10'3 (5.23m x 3.12m)

En-suite shower room
9'5 x 4'8 (2.87m x 1.42m)

Bedroom three
11'10 x 9'3 (3.61m x 2.82m)

Luxury fitted bath & shower room
13'6 x 7'0 (4.11m x 2.13m)



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.

Area Map



Energy Efficiency Graph

