



**JAMES & JAMES**

ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11c Park Crescent

, Worthing, BN11 4AH

Guide price £175,000

Leasehold Council Tax Band A



1



1



1



E

We are delighted to offer for sale this STUNNING first floor apartment positioned within Worthing's highly regarded Park Crescent development.

The accommodation comprises, communal hallway, front door with stairs to first floor, high gloss kitchen with a range of integrated appliances and access to rear via fire escape, double bedroom, bathroom with white suite and a spacious lounge.

Further benefits include gas central heating, original feature SASH WINDOWS and is offered for sale with NO FORWARD CHAIN.

Situated in Amelia Road, 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.

New 125 year lease upon completion  
Service charge - £1000pa approx.

Communal Entrance

Front Door

Stairs to first floor

Kitchen

9'2 x 9'2 (2.79m x 2.79m)

Bedroom

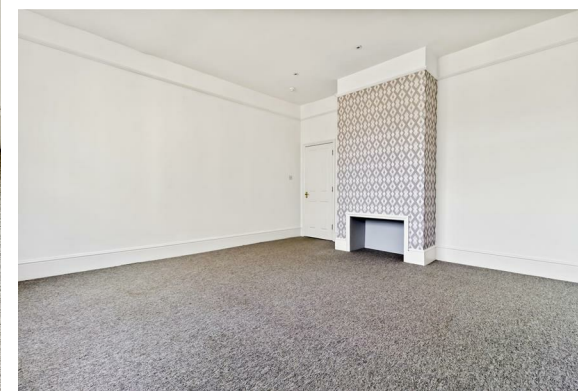
13'1 x 10'2 (3.99m x 3.10m)

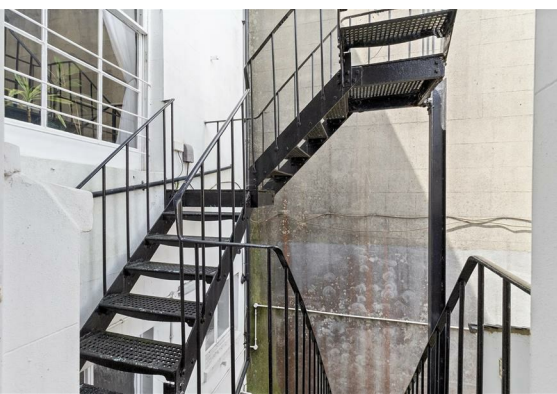
Bathroom

9'2 x 7'5 (2.79m x 2.26m)

Lounge

16'7 x 15'9 (5.05m x 4.80m)





## 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

