

# t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA 50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



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



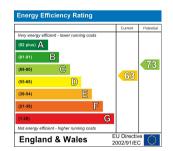
#### Viewing

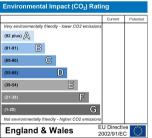
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



## **Energy Efficiency Graph**





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