



6 Southwold House 13 Park Crescent, Worthing, BN11 4AH
Guide Price £240,000



A two bedroom Grade II listed flat having been sympathetically modernised whilst retaining original features and having a new lease of approximately 179 years upon completion. Briefly the accommodation comprises: entrance hall, living/dining room, modern and fitted kitchen, two bedrooms and bathroom/wc. Externally there is unallocated residents parking, a communal courtyard and views of Amelia Park. The property is located within close proximity to the Town Centre, popular bus and train services, shops, bars and restaurants.

- Central Worthing Location
- Two Double Bedrooms
- Period Grade II Listed Apartment
- Modern and Fitted Kitchen
- Original Features
- Residents Parking
- Communal Courtyard
- Close to Worthing Town Centre
- Close to local transport, shops and amenities





Communal Entrance and Hallway

Secure door with stairs to 2nd floor. Private door to:

Entrance Hall

LVT flooring. Secure telephone entry system. Inset ceiling spotlighting.

Living/Dining Room

Two glazed sash windows to front. Electric radiator. Liquid gel powered fire place. LVT flooring. Inset ceiling spotlighting.

Modern and Fitted Kitchen

Square edge work surface having inset single drainer sink with swan neck mixer tap and draining board. Four ring 'Lamona' induction hob with extractor cooker hood above. Fitted fan oven below. Intergrated 'Lamona' appliances including washing machine, dishwasher, tall fridge/freezer and wine cooler. Excellent range of matching cupboards, drawers and eye level wall units. Breakfast bar with space for stools and storage cupboards underneath. Inset ceiling

spotlighting. Glazed sash windows. Cupboard housing hot water tank.

Bedroom One

Glazed sash window with distant views of the South Down National Park.

Bedroom Two

Glazed sash window to front. Wrought iron feature fire place with mantle surround.

Bathroom/wc

White suite comprising panelled bath with tap, 'Triton' electric showers and glazed shower screen. Pedestal wash hand basin. Close coupled wc. Tiled walls. Extractor fan. Mirrored medicine cabinet.

Outside

Communal Courtyard

Blocked paved for ease and maintenance. Borders of shrubs and bushes. Bin storage. Access to rear of building and communal hallway.

Residents Parking

Parking to front on a first come, first serve basis. Residents permit required.

Lease Information and Council Tax Band

Length of lease: 179 years upon completion
Annual service charge: £3,200 per annum (paid every 6 months - £1,600)
Service charge review period: TBC by vendor
Annual ground rent: Peppercorn upon completion
Ground rent review period: TBC by vendor

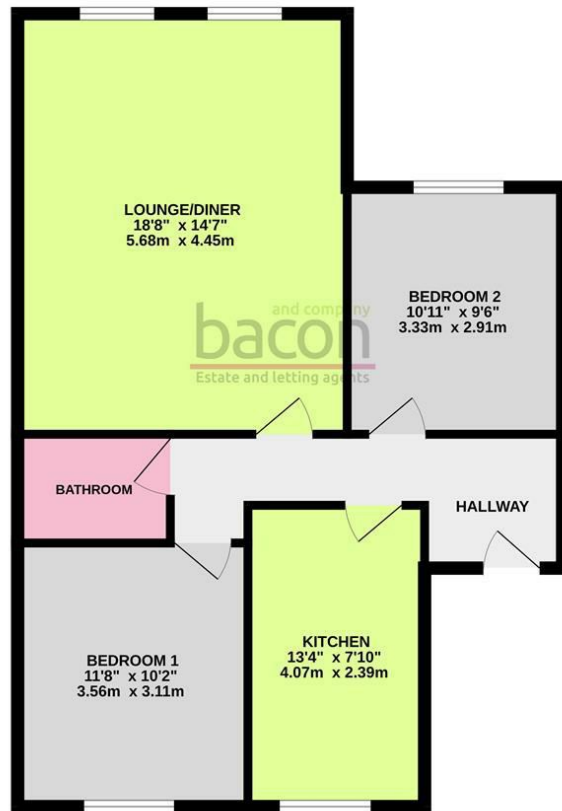
Council tax band: Band B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

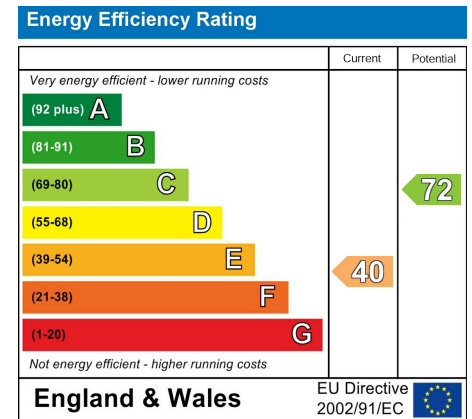


SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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