



PARK CRESCENT, WORTHING, WEST SUSSEX, BN11 4AH

Winkworth

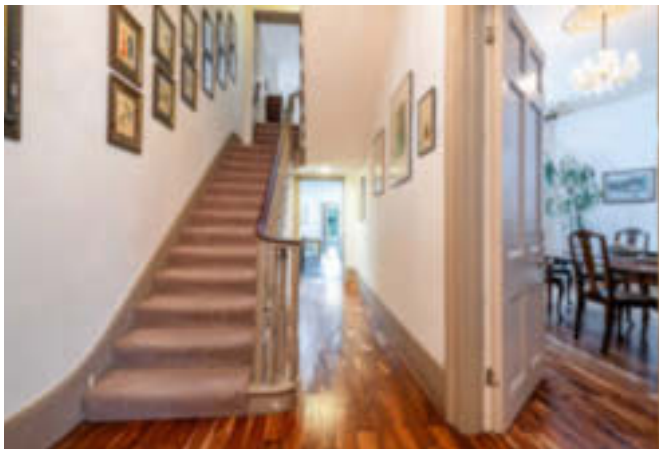


PARK CRESCENT,
WORTHING, WEST SUSSEX, BN11 4AH

'THIS IS A SUBSTANTIAL HOME OF CHARACTER THAT IS SELDOMLY AVAILABLE WITHIN THE TOWN'

AN ELEGANT SIX-BEDROOM GEORGIAN GRADE II LISTED HOUSE IN A HISTORIC WORTHING CRESCENT PERFECTLY SITUATED FOR ALL THAT WORTHING TOWN HAS TO OFFER. DESIGNED AND BUILT IN THE 1830S BY ARCHITECT AMON HENRY WILDS THE CRESCENT IS OF A SERPENTINE SHAPE WITH A TRIUMPHAL ARCH TO THE SOUTH SIDE. THIS IS A SUBSTANTIAL HOME OF CHARACTER THAT IS SELDOMLY AVAILABLE WITHIN THE TOWN WITH BEAUTIFULLY PRESENTED INTERIORS AND VARIOUS OUTSIDE AREAS TO INCLUDE TWO GARDEN TERRACES, BALCONY, AND ROOF TERRACE.

PROVIDING CONSIDERABLE ACCOMMODATION, THE HOUSE HAS MANY LARGE BRIGHT ROOMS WITH TALL CEILINGS TO THE PRINCIPAL ROOMS AND AN ABUNDANCE OF PERIOD FEATURES TO INCLUDE BUT NOT LIMITED TO DECORATIVE CORNICE, FIREPLACES, SASH WINDOWS, ORIGINAL SHUTTERS, FREEZES AND STRIPPED WOODEN FLOORS.





- Six Bedroom Full Townhouse
- Grade II Listed
- Separate Apartment
- Terrace Garden
- Balcony and Roof Terrace
- Three Receptions
- Period Details
- Peaceful Location
- Chain Free
- Gas Central Heating
- Modern Bathrooms

Our floor plan provides full details on this wonderful abode with five floors totalling 4392sqft. Townhouses are known for their adaptable living so the current uses can be manipulated to suit your needs. The current set-up sees day living on the ground floor with a sensational reception room with floor to ceiling windows to the front with a beautiful dining room to the rear. The kitchen is well-appointed with a range of wall and base units and a gas-fired Aga and beyond is a cloakroom, pantry and vestibule leading to the rear terrace.

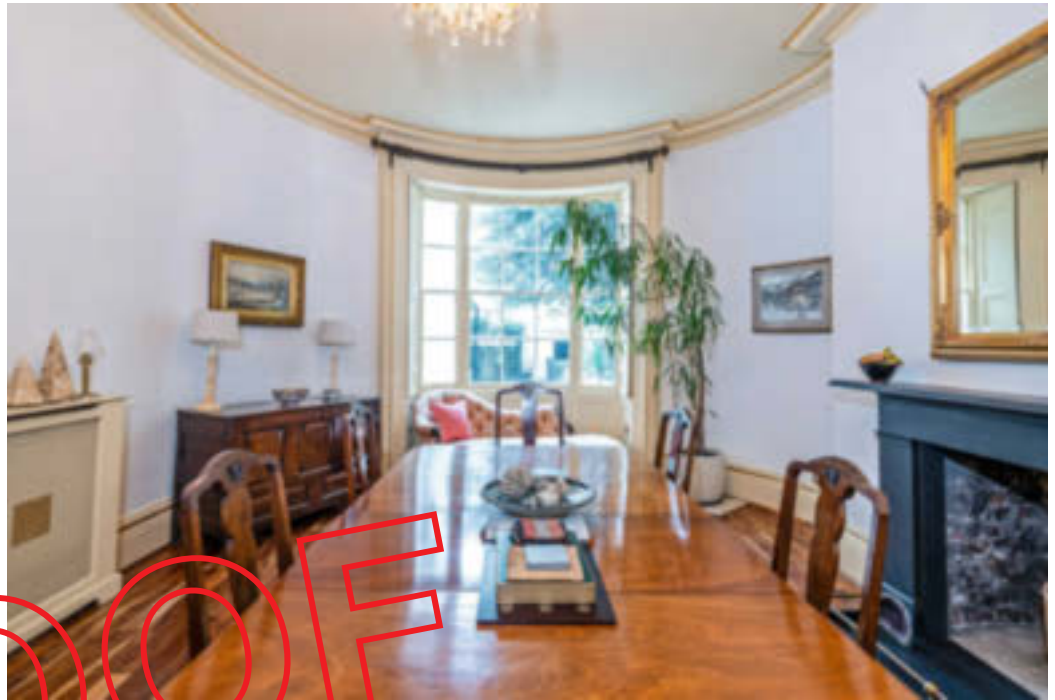
On the first floor is an impressive reception, cloakroom, south-facing balcony and the principal bedroom with a dressing room and a stunning en-suite shower room. The second floor comprises

three double bedrooms and a rear roof terrace. The third floor has a large double bedroom boasting rooftop views to the South Downs and a contemporary bathroom with a modern freestanding bath and walk-in shower.

The lower ground floor presents as a one-bedroom apartment but again is adaptable. A fixed staircase from the main house means it could be an office space or gym and the separate entrance to the rear via a private patio garden which offers rental potential.

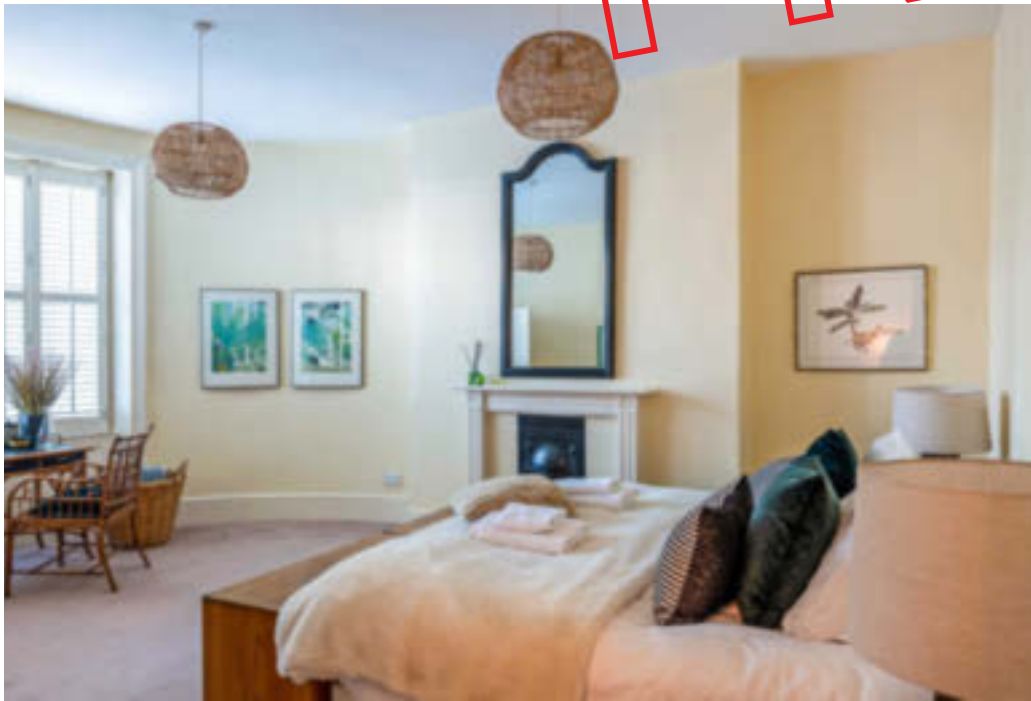
Externally the property is set within a beautiful tree-lined park. There are the house's aforementioned outside areas which all offer a private place to sit and dine.

Park Crescent is centrally located within a short stroll of Worthing town centre with its many shops, bars, restaurants, supermarkets, cinema, pier, and theatres. Worthing mainline station is easily accessible being half a mile walking distance providing access to London, Brighton and West Sussex. The beachfront is nearby with a recently created playground for children and a lovely wide promenade perfect for people watching and taking in the sea air.



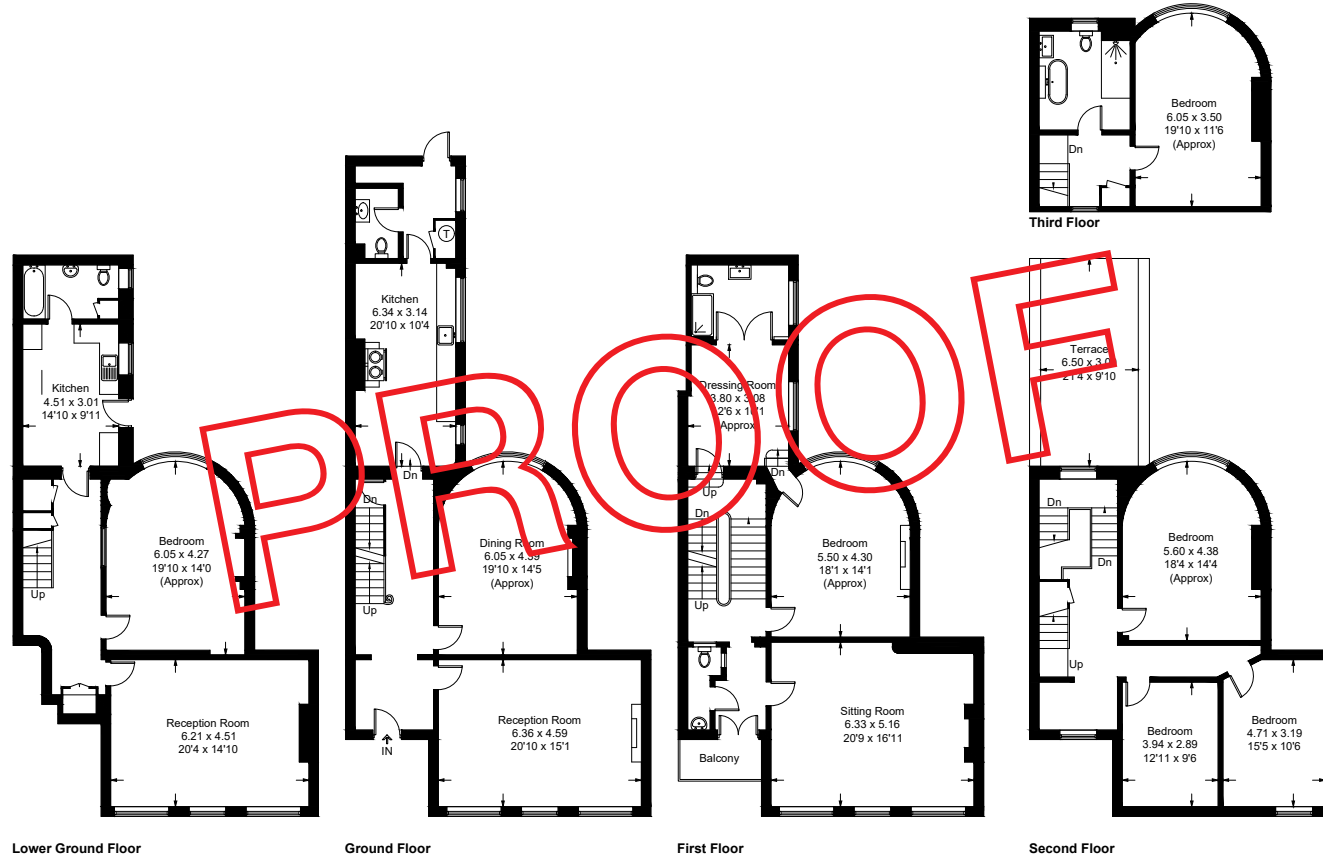


PROOF



4 Park Crescent, BN11 4AH

Approximate Gross Internal Area = 408.0 sq m / 4392 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

Winkworth Worthing

45 Warwick Street, Worthing, West Sussex, BN11 3DQ
01903 216219 | worthing@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently