



PARK CRESCENT, WEST SUSSEX, BN11
£1,150,000 FREEHOLD

Winkworth



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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 1830's by Architect Amon Henry Wilds the crescent is of a serpentine shape with a Triumphal Arch to the south side. Amelia House is one of 14 original three story townhouses originally constructed and one of a handful that remain an entire home with the benefit of a private garage.

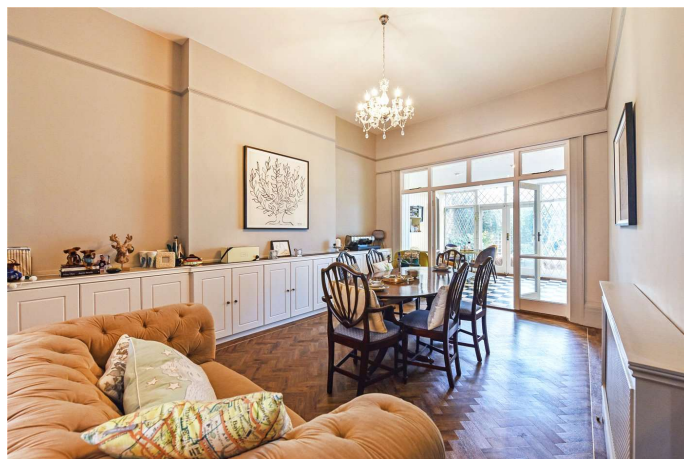
Providing considerable accommodation, the house has many large bright rooms with tall ceilings to the principal rooms and an abundance of period features to include but not limited to decorative cornicing, fireplaces, sash windows, original shutters, freezes and striped wooden floors.

A spacious and welcoming entrance hall gives access to the principal ground floor rooms, the spacious basement and a rising staircase to the upper floors. The impressive and generous sized receptions are rooms for all seasons. Double doors from the second reception room provide access to the Kitchen/Dining Room fitted with a comprehensive range of base and wall units with space for a range cooker. The room is finished with tiled flooring and has further double doors leading out to the rear garden. A door from the south side of the kitchen takes you through to a further hallway off which is a cloakroom, utility area with plumbing for a washing machine and Belfast sink and access to the garage and steps down to a fantastic sized basement which is used as a home gym.

To the first floor you will find the generously sized master bedroom, with fireplace and two large sash windows providing delightful views over the crescent. The TV room, of which could also lend its use as bedroom three, a study and a first-floor bathroom comprising a white suite with wc, bath and wash hand basin.

To the second floor is further well-appointed accommodation with two double bedrooms and a further large single, the doubles having built in wardrobes. A further bathroom with wc and wash hand basin and a separate shower room also with wc and wash basin. An airing cupboard houses the secondary boiler which serves the second-floor heating and shower with hot water.

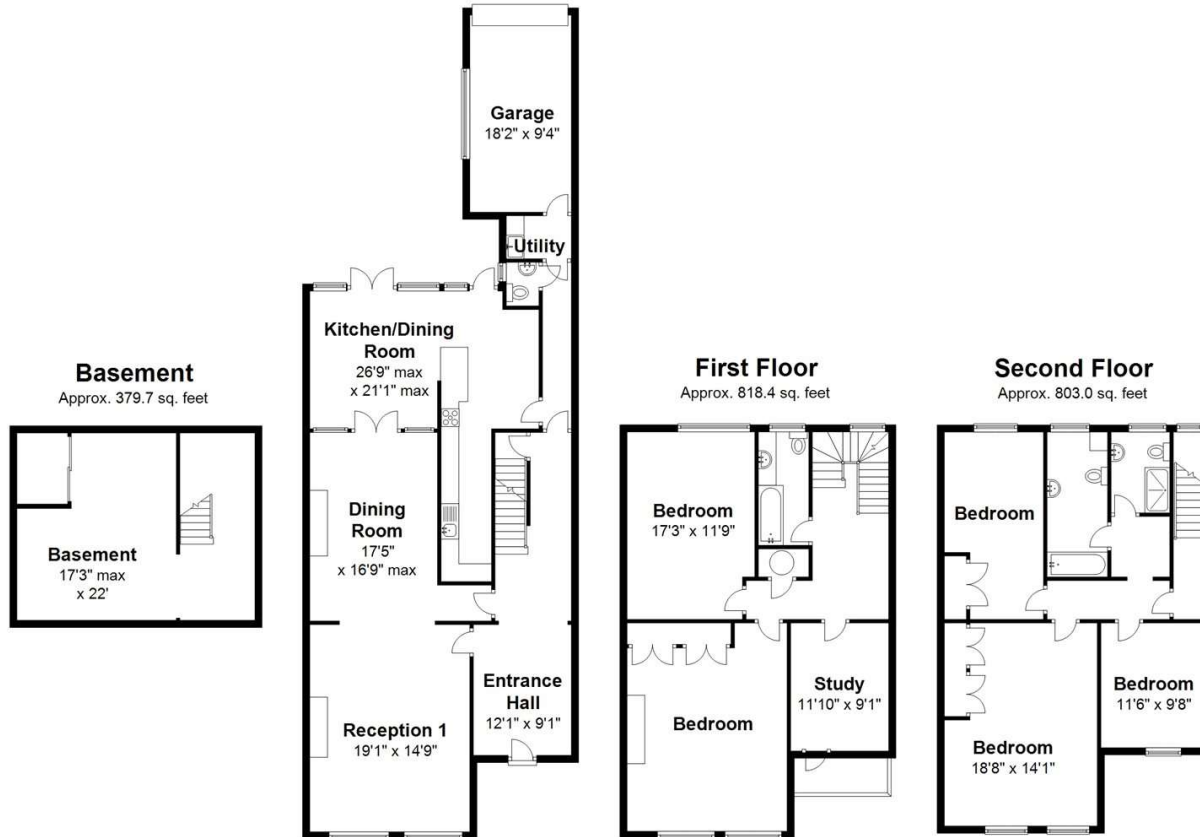
Externally the property is set in a beautiful tree lined park. To the rear is a good-sized walled garden with mature shrubs, trees and a Pergola setting a pretty scene. Rear access to the integral garage is provided via the Park Crescent approach with additional secure driveway.





Ground Floor

Approx. 1350.0 sq. feet



Total area: approx. 3351.1 sq. feet

Floor Plans are for illustrative purposes only.
Plan produced using PlanUp.

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