



Shakespeare Road | Worthing | BN11 4AS

£190,000



We are delighted to offer for sale this charming and characterful ground floor apartment, forming part of this attractive, converted period house situated in the heart of Worthing's popular Poet's District. The property boasts one double bedroom, south facing living/dining room, east facing kitchen with views over Victoria park, modern fitted bathroom, an allocated parking space and sold with no ongoing chain.



Key Features

- Ground Floor Apartment
- A Wealth Of Characterful Features
- One Double Bedroom
- South Facing Living Room
- Right To Manage
- Allocated Parking Space
- Beautifully Kept Communal Grounds
- Popular Poets District
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The secure front door opens into the well maintained communal hallway, via a secure entry phone system. The apartment's private front door opens into the south facing living/dining room, this light and airy room measures a generous 11'10" x 11'5" and has plenty of space for both lounging and dining. The kitchen is situated parallel to the living room and benefits from stunning views out onto the well maintained communal grounds and views over Victoria park. This room has been fitted with an array of neutral wall and floor mounted units, topped with high quality oak style worktops to create a smart contemporary finish, with an integrated cooker and space/provisions for white goods. The double bedroom also faces south and measures 8'10" x 11'8", this large room can comfortably fit a large double bed alongside various other bedroom furniture. Positioned off the bedroom is a study area, this convenient space has beautiful views over Victoria park and can either be used as a walk-in wardrobe or a home office. To the rear of the property is the bathroom, which has been fitted with a contemporary three piece suite including a roll top claw bath, toilet and hand wash basin.

EXTERNAL

This stunning period converted house offers an allocated parking space to the rear and beautifully kept communal grounds located just outside the property.

LOCATION

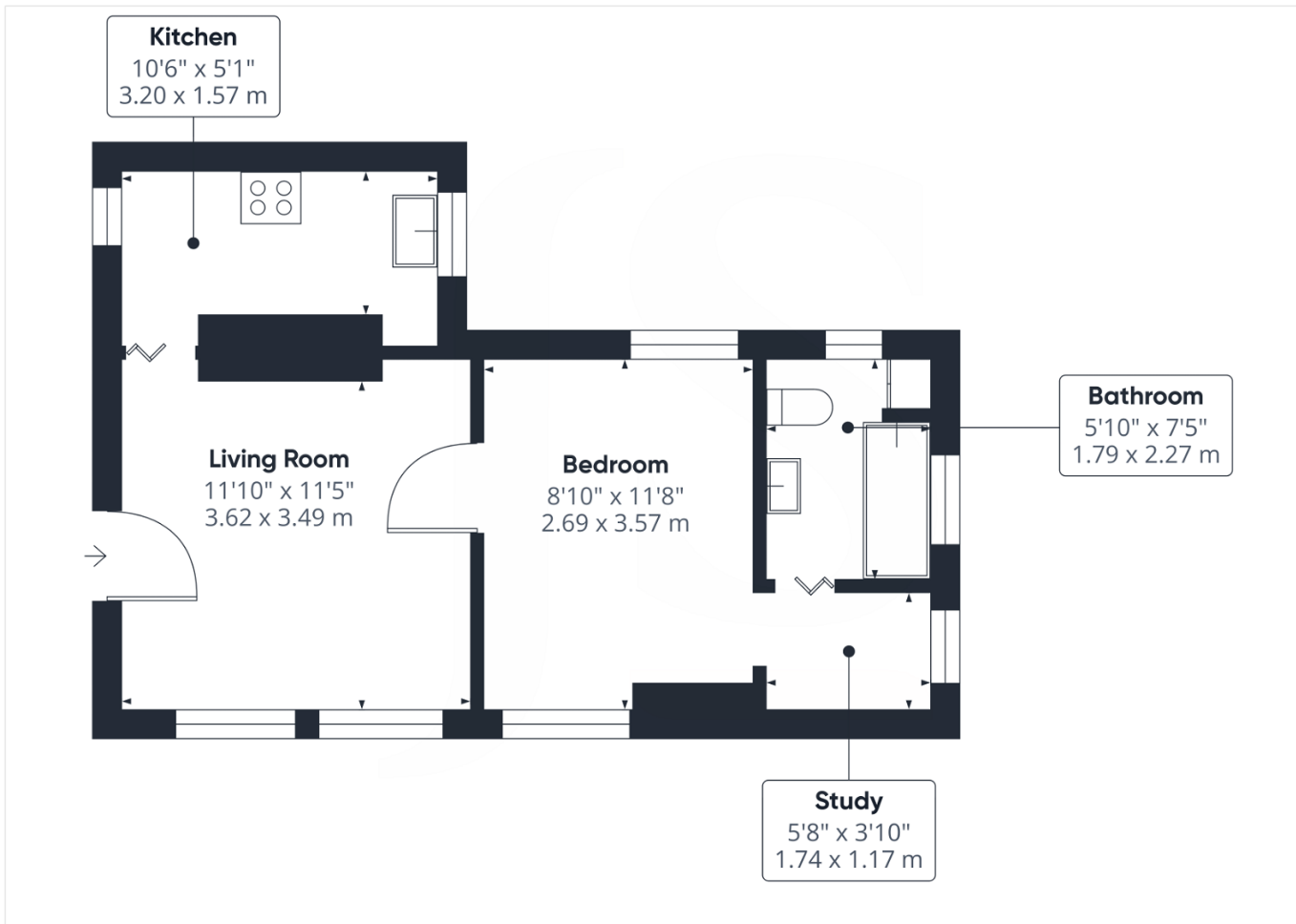
In the popular Poets District, the property is a short walk from Victoria Park and is less than 0.4 miles to Worthing train station. Bus routes run along adjoining Cowper Road & Tarring Road and there are convenience stores close by on Tarring Road. Worthing town centre with its comprehensive shops, restaurants and theatres are approximately 0.6 miles away.

Tenure: Leasehold - New lease upon completion

Maintenance: £1,020 per annum

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 409 Sqft

Tenure: LEASEHOLD

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.