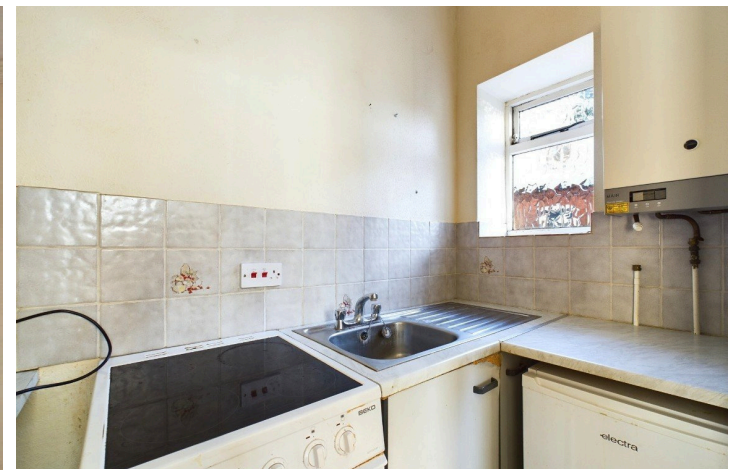




Shelley Road | Worthing | BN11 1TU
Offers Over £165,000



We are delighted to offer for sale this deceptively spacious and charming one bedroom ground floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts from a south facing living/dining room, fitted kitchen and bathroom, large double bedroom, allocated parking space and is being sold with no ongoing chain.



Key Features

- Ground Floor Apartment
- One Double Bedroom
- South Facing Living/Dining Room
- Fitted Kitchen
- Fitted Shower Room
- Allocated Parking Space
- Less Than 320m From Worthing Seafront
- Close To Local Shops, Amenities & Train Station
- Town Centre Location
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Forming part of an attractive detached period property, this converted ground floor apartment has a well kept communal entrance hallway with the private front door leading into the apartment. The entrance hall has access to all rooms and provides an area big enough to hang coats and kick off shoes. The bay fronted south facing living/dining room measures a generous 13'3" x 12'11" with plenty of space for both living and dining room furniture. This spacious room facing south, is a light and airy space all year round, creating the perfect space for both lounging and dining. The kitchen is located off the living room and has been fitted with an array of wall and floor mounted units, with plenty of space and provisions for white goods. The bedroom can comfortably fit a large double bed, alongside various other bedroom furniture and has east facing views onto well kept grounds. Positioned at the rear of the property is the shower room which has been fitted with a shower, toilet and hand wash basin.

EXTERNAL

This detached period conversion is set on beautifully maintained communal grounds to the front of the development with the property benefiting from an allocated parking space to the rear.

LOCATION

In this incredibly sought after position in the heart of Worthing offers the best of many worlds. Positioned close to the station, sea, shops and a multitude of restaurants, bars, coffee shops and boutique stores.

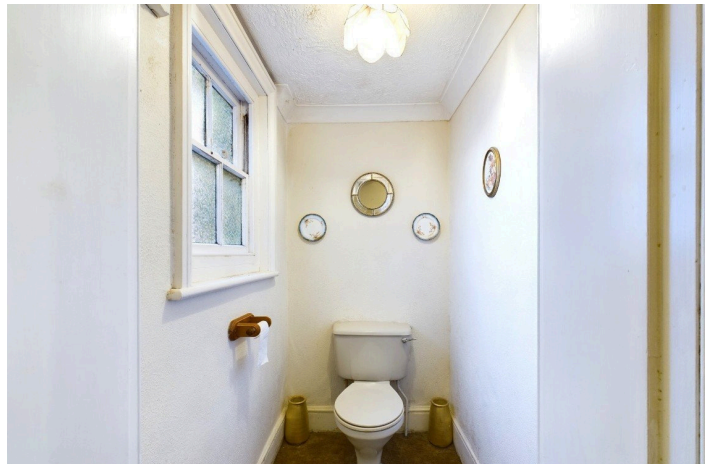
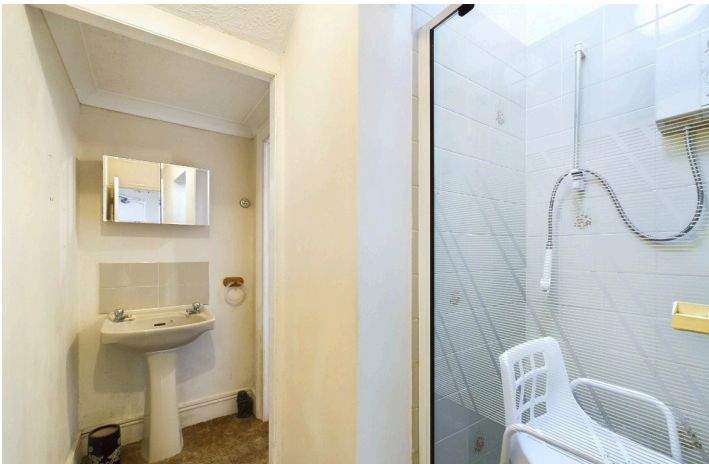
Tenure: Leasehold

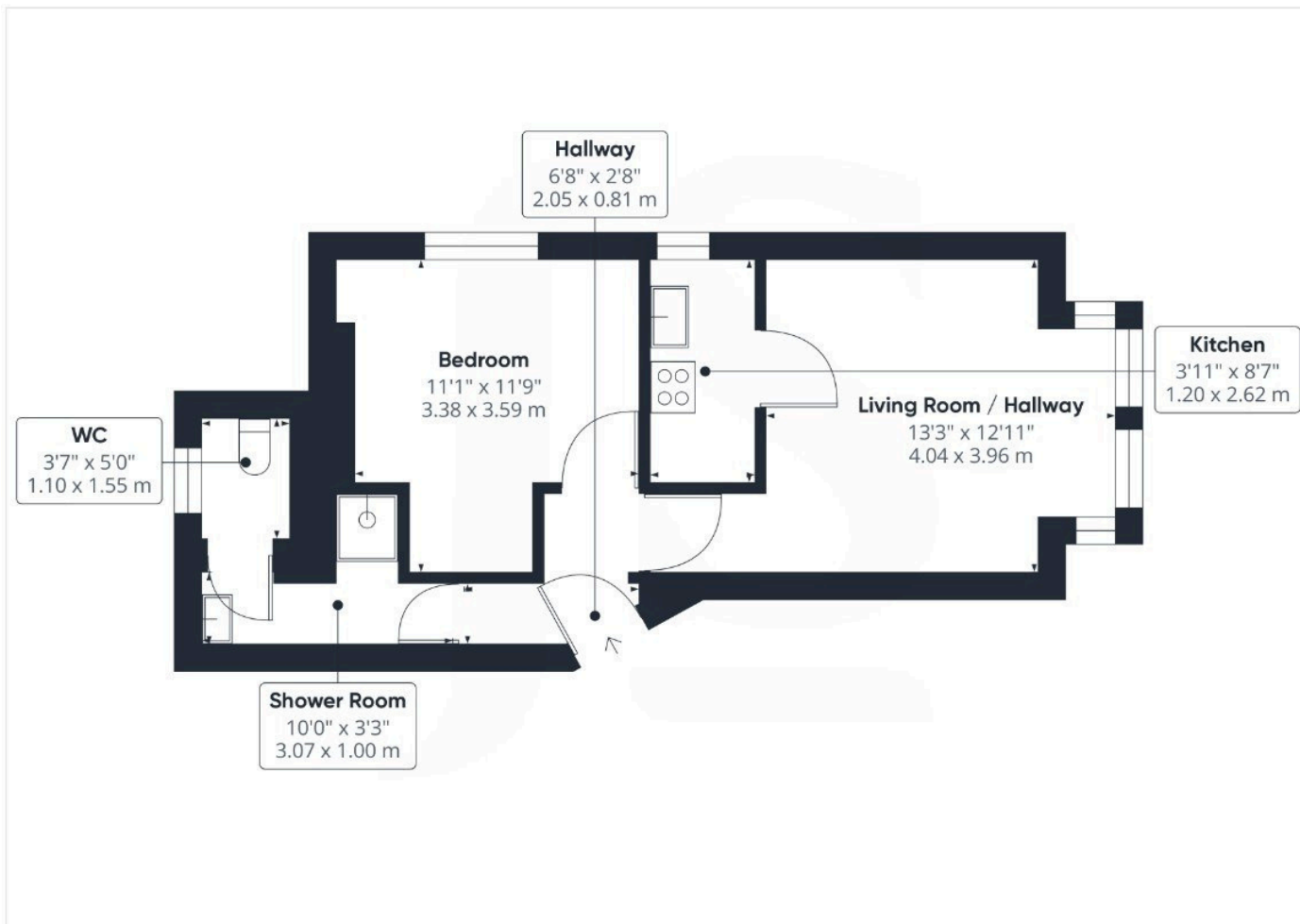
Lease Length: Approximately 89 Years Remaining

Service Charges: £1100 - £1200 per annum

Ground Rent: £80 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		78
(55-68) D		
(39-54) E		
(21-38) F	36	
(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: 495 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.