



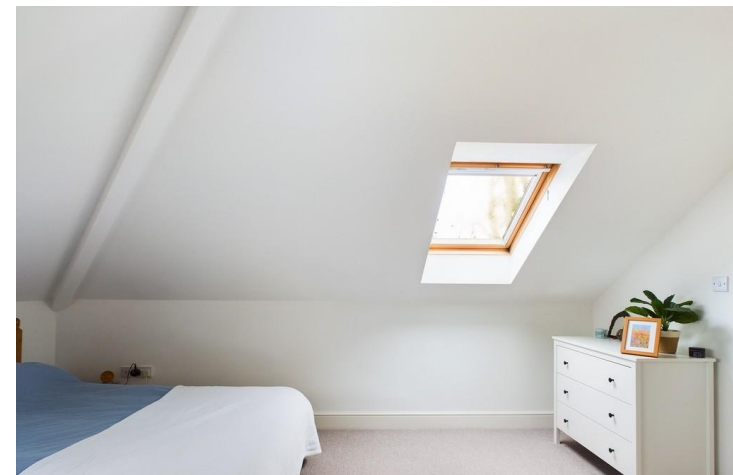
Traslyn Court | 15a Selden Road | Worthing | West Sussex | BN11 2LL

Offers In Excess Of **£265,000**





We are delighted to offer for sale this well presented and deceptively spacious top floor apartment forming part of this popular residential development in the sought-after road of Selden Road, close to shops, amenities and mainline train station. Positioned less than 200 metres from Worthing seafront this attractive property boasts two double bedrooms, open plan kitchen/living room, two bathrooms, secure parking and is sold with a new lease on completion and no ongoing chain.



Key features:

- Top Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Two Bathrooms
- Well Presented
- Allocated Parking Space
- New Lease On Completion
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 200 Metres From Worthing Seafront
- No Ongoing Chain

 2 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL This attractive and sympathetically built development has a security entry phone system allowing access to the communal hallway with stairs rising to the top (second) floor. A private front door opens to the spacious and welcoming 'L' shaped entrance hallway with door to all rooms. The dual aspect open plan kitchen/living room offers a wealth of light with a large lounge/diner area measuring a generous 13' 5" x 13' 2" allowing for plenty of space for a family sized dining table and sofa. The kitchen has been fitted with an array floor and wall mounted 'shaker' style units, laminate worksurfaces and integrated dishwasher and fridge freezer, with space and provisions for a washing machine. Both bedrooms can comfortably fit double beds with the dual aspect main bedroom boasting measurements of 14' 2" x 13' 8" and a large en-suite bathroom fitted with a full white suite including a bath, toilet and hand wash basin. The fully tiled contemporary shower room has been fitted a walk-in shower cubicle, toilet and hand wash basin.

EXTERNAL This attractive development has dwarf flint walls lining the front border with a number of mature plants hiding the bin store. The apartment also benefits from an allocated parking space which is positioned to the rear of the development.

SITUATED On the outskirts of Worthing town centre and within 200 metres of the seafront promenade. Worthing's main high street offering an array of cafes bars, shops and restaurants is within a 10 minute walk from the property and both Worthing mainline and East Worthing train stations are within easy reach by foot or car.

TENURE Leasehold

Lease Length: New Lease On Completion

Maintenance: £1133 per annum

Ground Rent: £100 per annum

KITCHEN 12' x 7' 8" (3.66m x 2.34m)

LOUNGE/DINER 13' 5" x 13' 2" (4.09m x 4.01m)

BEDROOM ONE 14' 2" x 13' 8" (4.32m x 4.17m)

ENSUITE 7' 1" x 6' 1" (2.16m x 1.85m)

BEDROOM TWO 14' 1" x 7' 11" (4.29m x 2.41m)

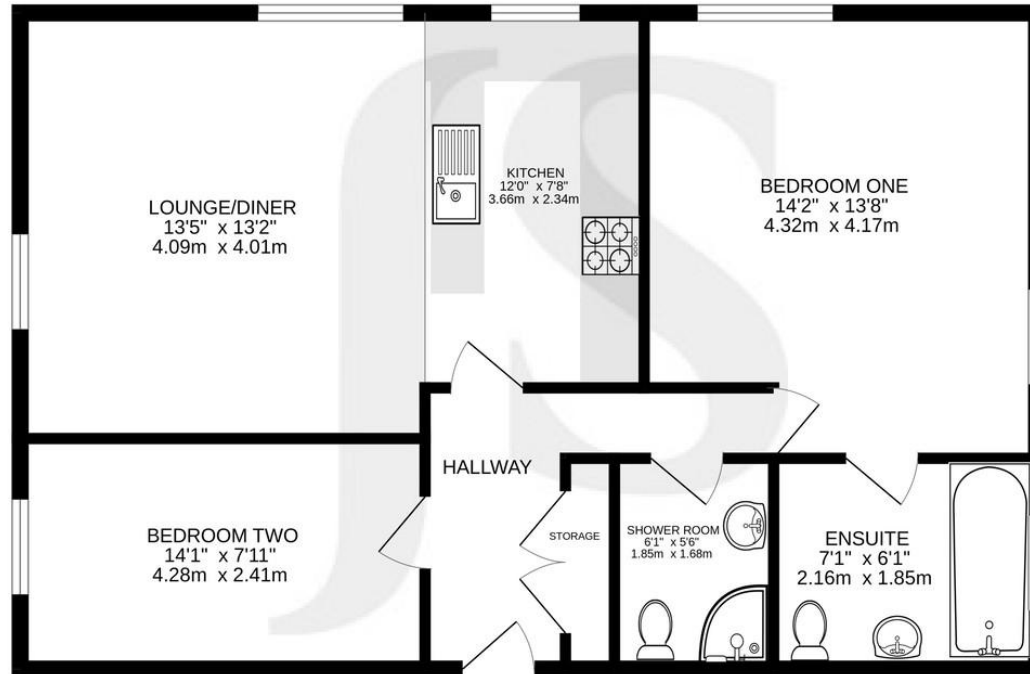
SHOWER ROOM 6' 1" x 5' 6" (1.85m x 1.68m)

PARKING SPACE

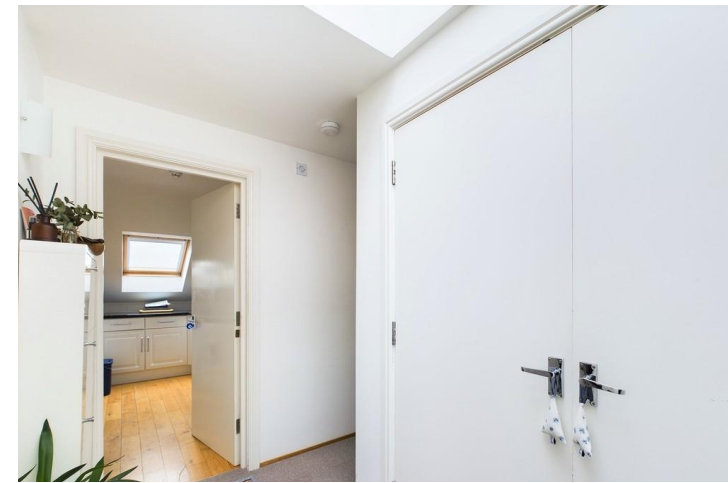
COUNCIL TAX Band C



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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Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band C

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.