



Corvill Court | Shelley Road | Worthing | BN11 4DF  
**£250,000**





We are delighted to offer for sale this spacious and extremely bright third floor apartment situated close to shops, amenities, mainline train station and Worthing seafront. The property boasts two double bedrooms, spacious dual aspect living/dining room, fitted kitchen and bathroom, separate w/c, garage and is sold with no ongoing chain.



## Key Features

- Third Floor Apartment
- Two Double Bedrooms
- Large Dual Aspect Living/Dining Room
- Fitted Kitchen & Bathroom With W/C
- Separate W/C
- Part Boarded Large Loft Space
- Central Location
- Close To Local Shops, Amenities & Mainline Train Station
- Garage
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The development is accessed via a secure entry phone system which gives access into the well kept communal areas. The apartments private front door opens into the welcoming and spacious entrance hall, this space gives access to all rooms, access to multiple storage cupboards and space to hang coats/kick off shoes. Positioned at the front of the apartment is the living/dining room, which measures a generous 12'10" x 15'10" and provides plenty of space for both living and dining room furniture. This room also benefits from dual aspect views facing north and west creating a light and airy space all year round. Parallel is the kitchen, which has been fitted with an array of oak effect wall and floor mounted units topped with dark marble laminated worktops to create a smart contemporary finish. There is space and provisions for multiple white good appliances and a breakfast bar. Both bedrooms can fit a large double bed alongside various other free standing bedroom furniture, with the main measuring 11'6" x 11'8" and benefiting from built in wardrobes. The bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin. There is also an extra separate w/c located parallel. The apartment also benefits from direct loft access.

### EXTERNAL

There are well kept and mature communal grounds surrounding the development with an allocated garage located to the rear.

### LOCATION

Situated In this incredibly sought after position in the heart of Worthing the apartment offers the best of many worlds as its close to the station, sea front, and town centre, giving easy access to shops, a multitude of restaurants, bars, coffee shops and boutique stores.

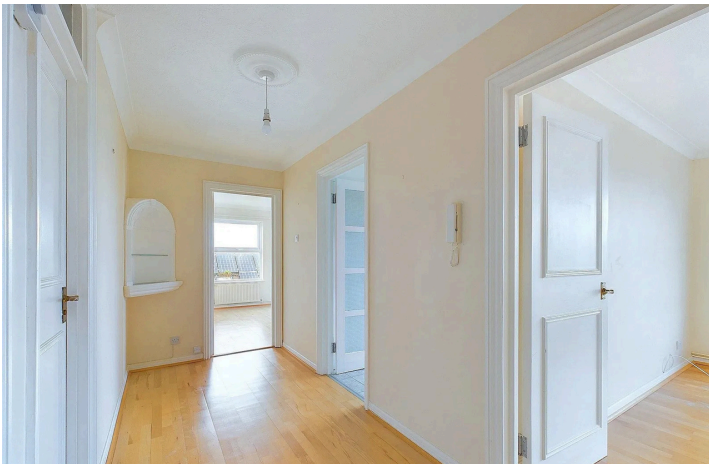
Council Tax Band: D

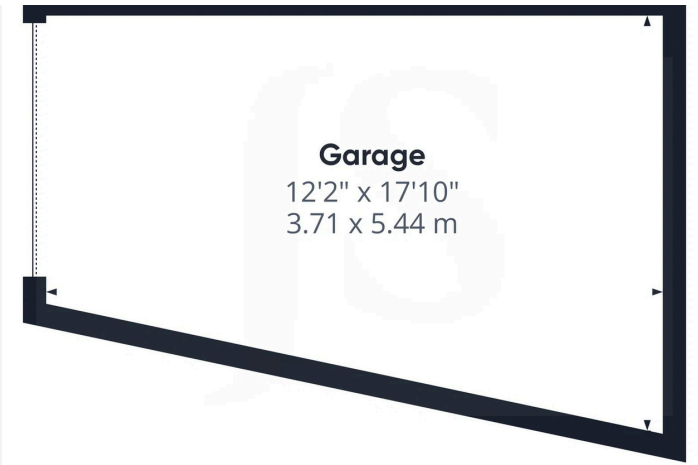
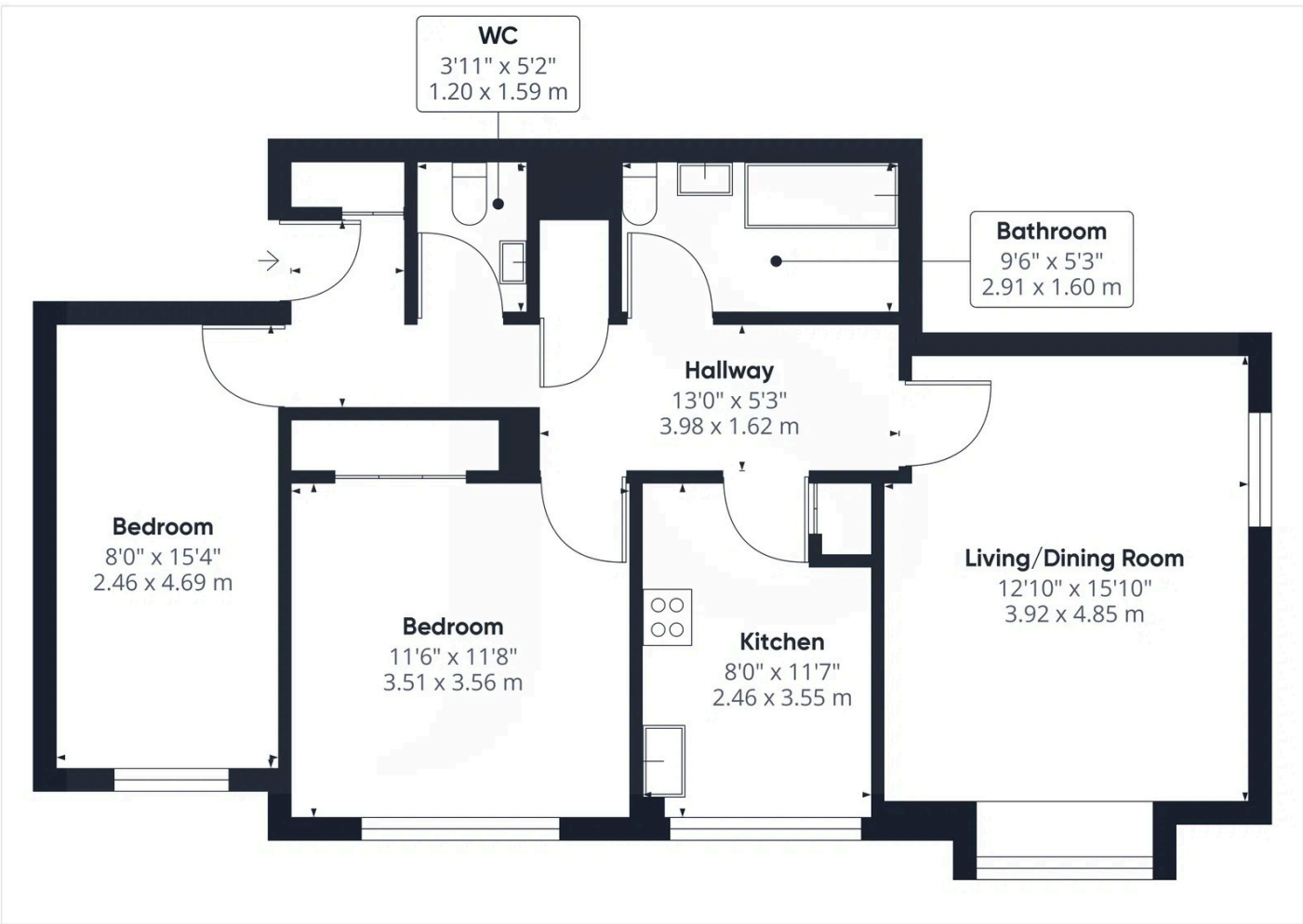
Tenure: Leasehold

Lease Length: 146 years remaining

Maintenance: £3400 per annum

Ground Rent: N/a





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Property Details:**

Floor area \*as quoted by EPC: 818 SqFt  
 Tenure: Leasehold  
 Council tax band: D

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.