

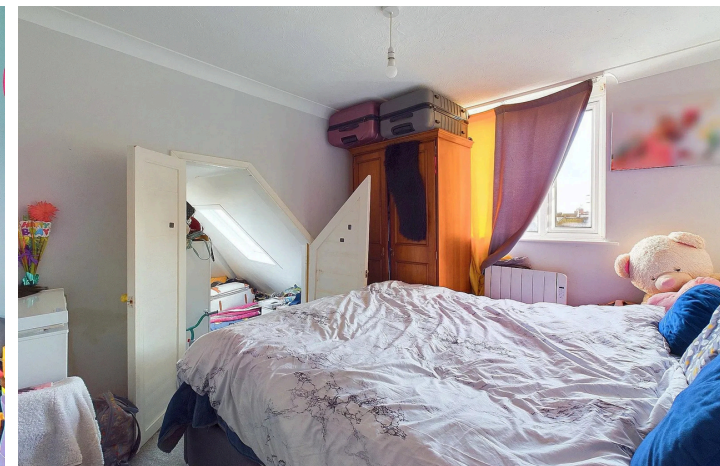
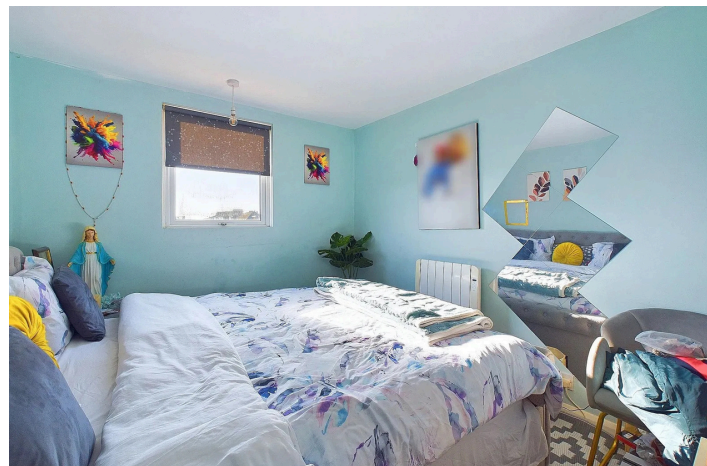


Albury House | Shelley Road | Worthing | BN11 1TU  
£215,000





We are delighted to offer for sale this characterful and spacious second floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts two bedrooms, an extra study space, open plan south facing kitchen/diner and contemporary bathroom suite.





## Key Features

- Second Floor Apartment
- Two Bedrooms
- Study Room
- Modern Fitted Kitchen
- Fitted Bathroom
- Diverse Accommodation
- Popular Town Centre Location
- Open Plan Kitchen/Reception Room
- Pretty Period Conversion
- Close To Local Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The apartments front door opens into the welcoming entrance hall with access to all rooms and a large storage cupboard. Positioned at the front of the apartment is the spacious open plan kitchen/diner measuring a generous 14'0" x 9'10. This dual aspect room benefits from facing both south and east with a large storage eaves cupboard for storage. The kitchen area has been fitted with an array of neutral shaker style wall and floor mounted units, topped with laminated wooden worktops to create a smart contemporary finish, with a cleverly designed breakfast bar. Both bedrooms can fit a large double bed alongside various other free standing furniture. The apartment has an extra study area, which is accessed via the second bedroom and is ideal as a home working space or spare bedroom. The bathroom has been fitted with a three piece white suite including a bath with shower overhead, toilet and hand wash basin.

### EXTERNAL

There are beautifully maintained communal grounds surrounding the development.

### LOCATION

Situated 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.

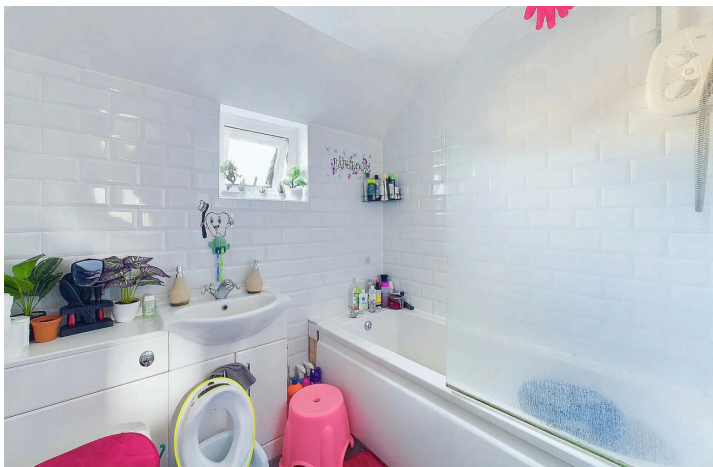
Tenure: Leasehold

Lease Length: 92 Years remaining

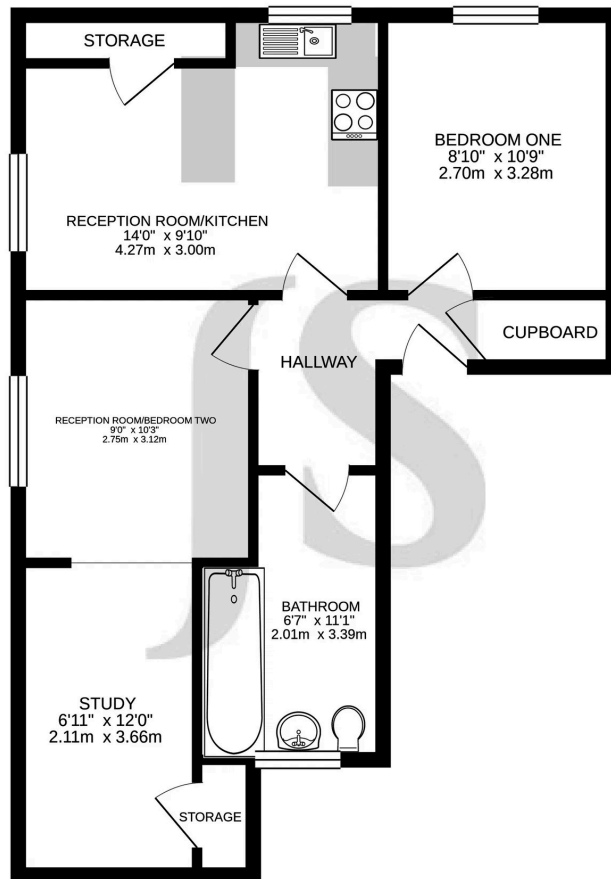
Maintenance: £886.12 per 6 months

Ground Rent: Peppercorn

Council Tax Band: A

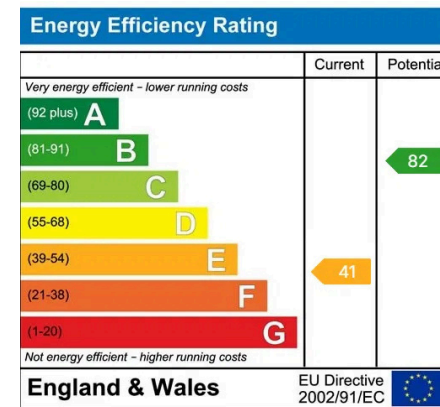


## TOP FLOOR



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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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.



## Property Details:

Floor area \*as quoted by EPC: 689 SqFt

Tenure: Leasehold

Council tax band: A