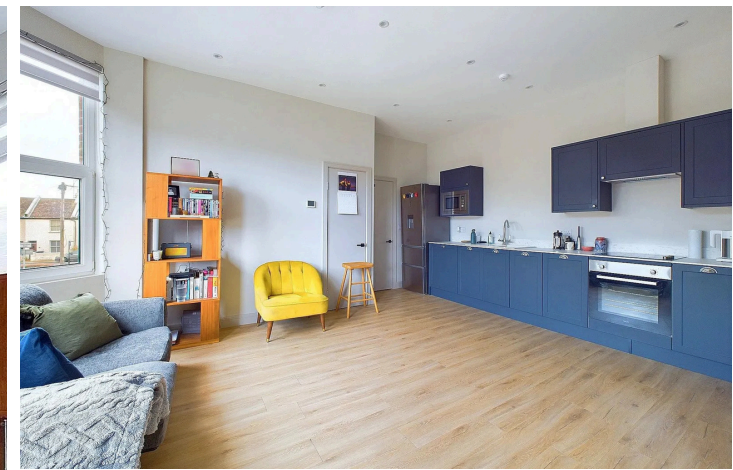




Shelley Road | Worthing | BN11 1TR  
Offers In The Region of £230,000



We are delighted to offer for sale this immaculate and spacious first floor apartment situated in the heart of Worthing Town centre, close to local shops, amenities and mainline train station. The property boasts one double bedroom, south facing kitchen/living space, modern fitted kitchen, contemporary bathroom suite and features an allocated parking space. .



## Key Features

- First Floor Apartment
- One Double Bedroom
- A Wealth Of Characterful Features
- South Facing Bay Fronted Living Room
- Modern Fitted Kitchen & Bathroom
- Tall Ceilings
- Long Lease
- Allocated Parking Space
- Close To Local Shops, Amenities & Mainline Train Station
- Situated In The Heart Of Worthing Town Centre



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door is accessed via a secure entry phone system, which opens into the well maintained communal areas that are cleaned once a month. The apartments private front door is located on the first floor and opens into the property's welcoming entrance hall. The bay fronted kitchen/living area measures a substantial 12'3" x 17'5" and benefits from facing south transforming this into a light and airy room all year round. There is plenty of space for both living and dining room furniture and this open plan room can easily be separated into two separate living spaces by clever use of furniture. The kitchen has been fitted with an array of navy shaker style wall and floor mounted units, topped off with white marble effect worktops and silver cup handles to create a smart contemporary finish. Positioned off this room is the generously sized double bedroom, measuring 12'5" x 11'9" providing plenty of space for a large double bed alongside various other free standing furniture. This room features built in wardrobes from floor to ceiling, south facing windows and a desk area in the corner. The modern shower room has been fitted with a three piece suite including corner shower, toilet and hand wash basin.

### EXTERNAL

To the front of this stunning conversion, there is an allocated parking space for the apartment.

### 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: 120 Years remaining


Maintenance: £1,100 per annum

Ground Rent: £200 per annum

Council Tax Band: B





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>	79	79
(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: 581 SqFt

Tenure: Leasehold

Council tax band: B

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.