



Sheldon Court, Bath Road, Worthing, BN11 3PB

Asking Price of £230,000



We are delighted to present to the market this well-appointed first-floor, purpose-built apartment. The property features two spacious bedrooms, a south-facing lounge/dining area with a glimpse of the sea, a fitted kitchen and a modern bathroom. Additionally, the apartment benefits from a garage within the compound, as well as non-allocated parking. Ideally located just a short distance from both Worthing Seafront and Worthing Town Centre, this property offers convenience and coastal living at its best.



Key Features

- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- 180 yards from Worthing Seafront
- South Facing Lounge/ Dining Room
- Garage In Compound
- New Lease on Completion
- Non Allocated Parking
- Chain Free
- Sea Glimpse



2 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Communal front door with security entry phone system, stairs rising to the first floor, front door leading into the entrance hall. Access to all rooms. The property offers a south facing lounge/ dining room with the benefit of sea glimpses. The fitted kitchen offers wall and base units with built in oven, electric hob, and spaces for appliances, sink, drainer and gas fired combi boiler. The property offers two bedrooms with bedroom two offering a built in wardrobe. The bathroom features a bath with shower above, wash hand basin, wc and access to a storage cupboard. The property benefits from ample storage cupboards located off the hallway.

EXTERNAL

The property features meticulously maintained communal gardens, unallocated parking spaces, and a garage situated within the garage compound.

LOCATION

Situated in a popular area of West Worthing close to Worthing Seafront which is just 180 yards away from the property, local amenities can be found on Heene Road just a short walk from the property. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.44 miles away. The nearest station is West Worthing which is approximately 0.77 miles away. Bus services run nearby.

TENURE

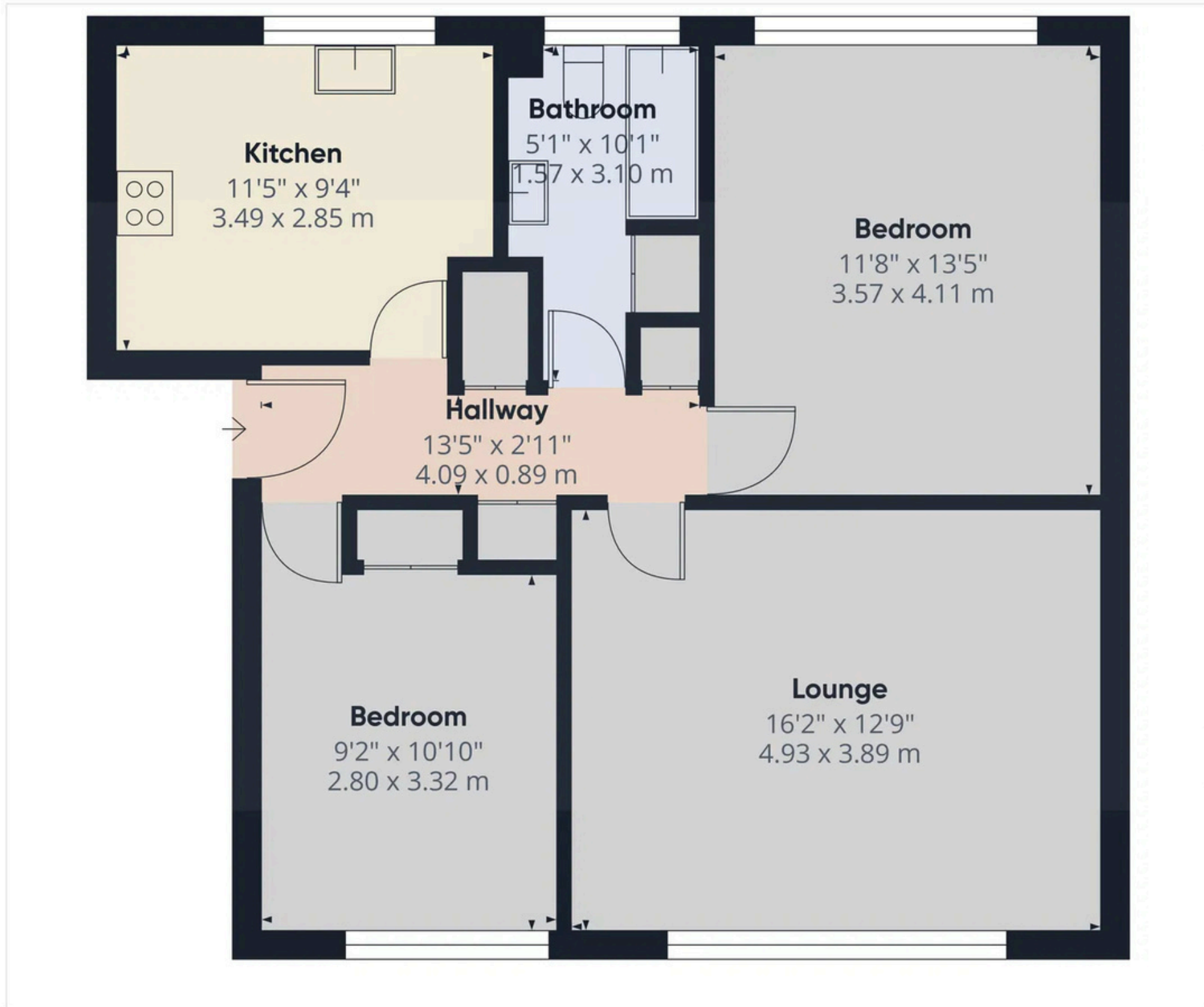
Leasehold

Lease: New lease on completion

Service Charge: £2600 per annum

Ground Rent: £25.20





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

Property Details:

Floor area (as quoted by EPC: 68 SQM)

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.