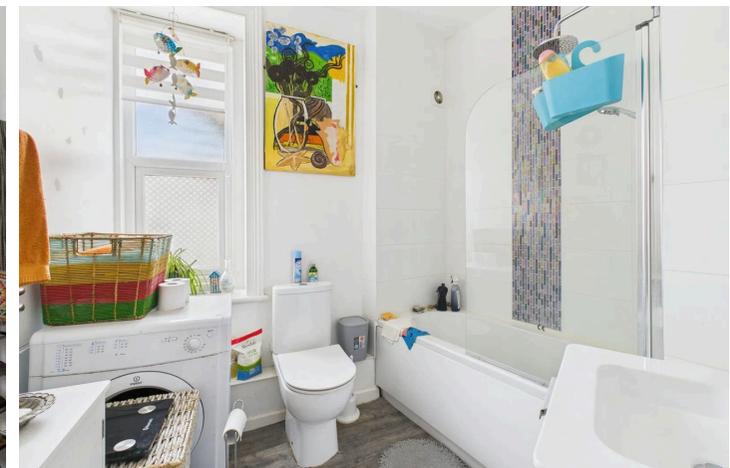




Shelley Road | Worthing | BN11 1TU
Offers Over £180,000



We are delighted to offer for sale this unique and spacious first floor apartment forming part of this stunning period conversion, situated in the heart of Worthing town centre. The property boasts one double bedroom, large open plan living/dining room, fitted kitchen, contemporary bathroom suite and is well situated to local amenities.



Key Features

- First Floor Apartment
- One Double Bedroom
- Light & Airy Living/Dining Room
- Fitted Kitchen
- Stunning Period Conversion
- Contemporary Bathroom Suite
- Town Centre Location
- Close To Local Shops, Amenities & Train Station
- Less Than 300 Metres from Worthing Seafront
- Ideal First Time Buy Or Investment



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The communal front door is accessed via a secure entry phone system and has stairs rising to the first floor. The welcoming hallway has access to all rooms and provides a convenient place to hang coats and store shoes. Positioned at the front of the apartment is the open plan kitchen/diner which measures a generous 18'9" x 13'11" and it's east facing views transforms this into a light and airy space all year round. The kitchen area has been fitted with an array of wall and floor mounted units with plenty of space and provisions for multiple white goods. The double bedroom can comfortably fit a large double bed alongside various other free standing furniture. The bathroom has been fitted with contemporary three piece suite including a bath with overhead shower, toilet and hand wash basin.

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 & OUTGOINGS

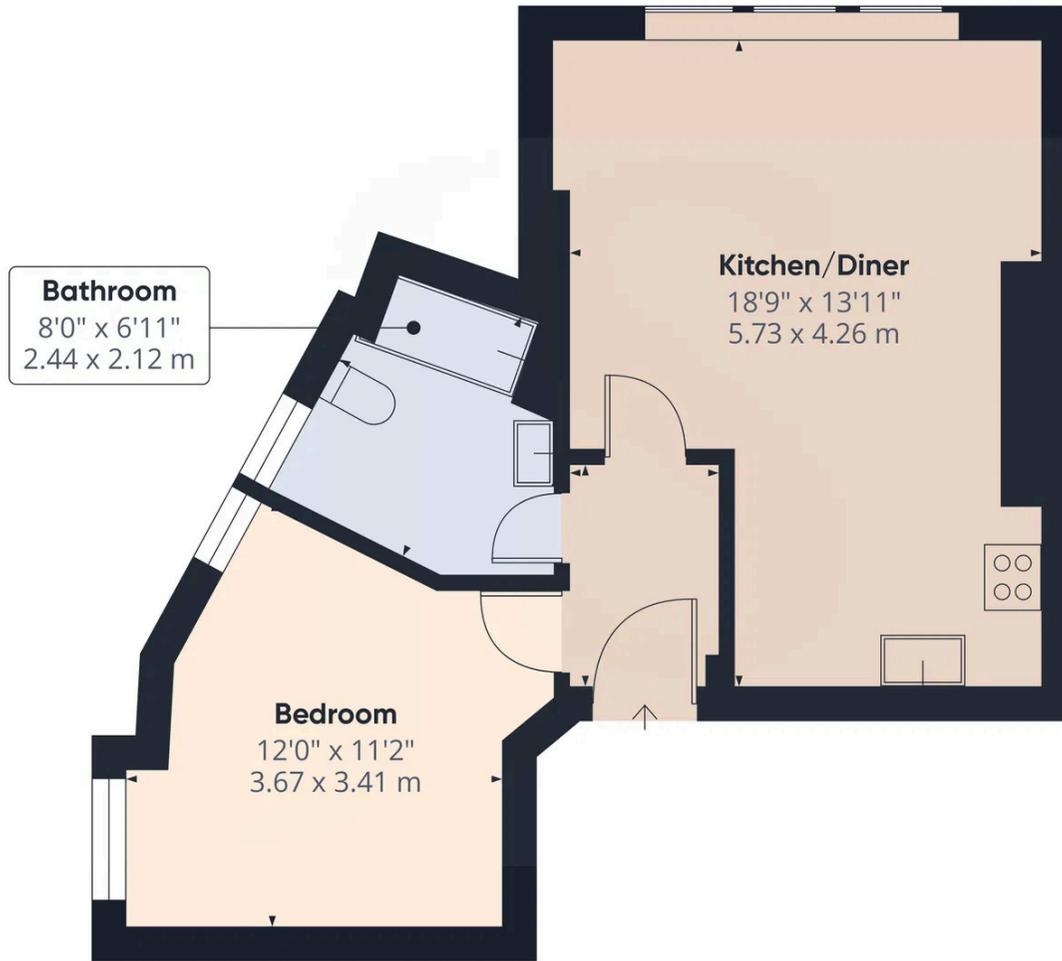
Tenure: Leasehold

Lease Length: 87 Years Remaining

Service Charges: £1,400 per 6 months

Ground Rent: £200 per annum





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Leasehold

Council tax band: A

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.