



Sheldon Court, Bath Road, Worthing, BN11

Guide Price **£220,000**



**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

We are delighted to present to the market this well appointed top 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 bathroom. Additionally the property benefits from non allocated parking on the development. Ideally located just a short distance from both Worthing Seafront and Worthing Town Centre, this property offers convenience and coastal living at its best.



- Top Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Bathroom
- South Facing Lounge/ Dining Room
- Long Lease
- Non Allocated Parking
- Communal Gardens
- 180 Yards From Worthing Seafront
- CHAIN FREE

**Tenure:** Leasehold

**Council Tax Band:** B



### INTERNAL

Communal front door with security entry phone system, stairs rising to the top 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 and drainer. 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 cupboard. The property benefits from ample storage cupboards located off the hallway.

### EXTERNAL

The property features meticulously maintained communal gardens and unallocated parking spaces.

### SITUATED

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

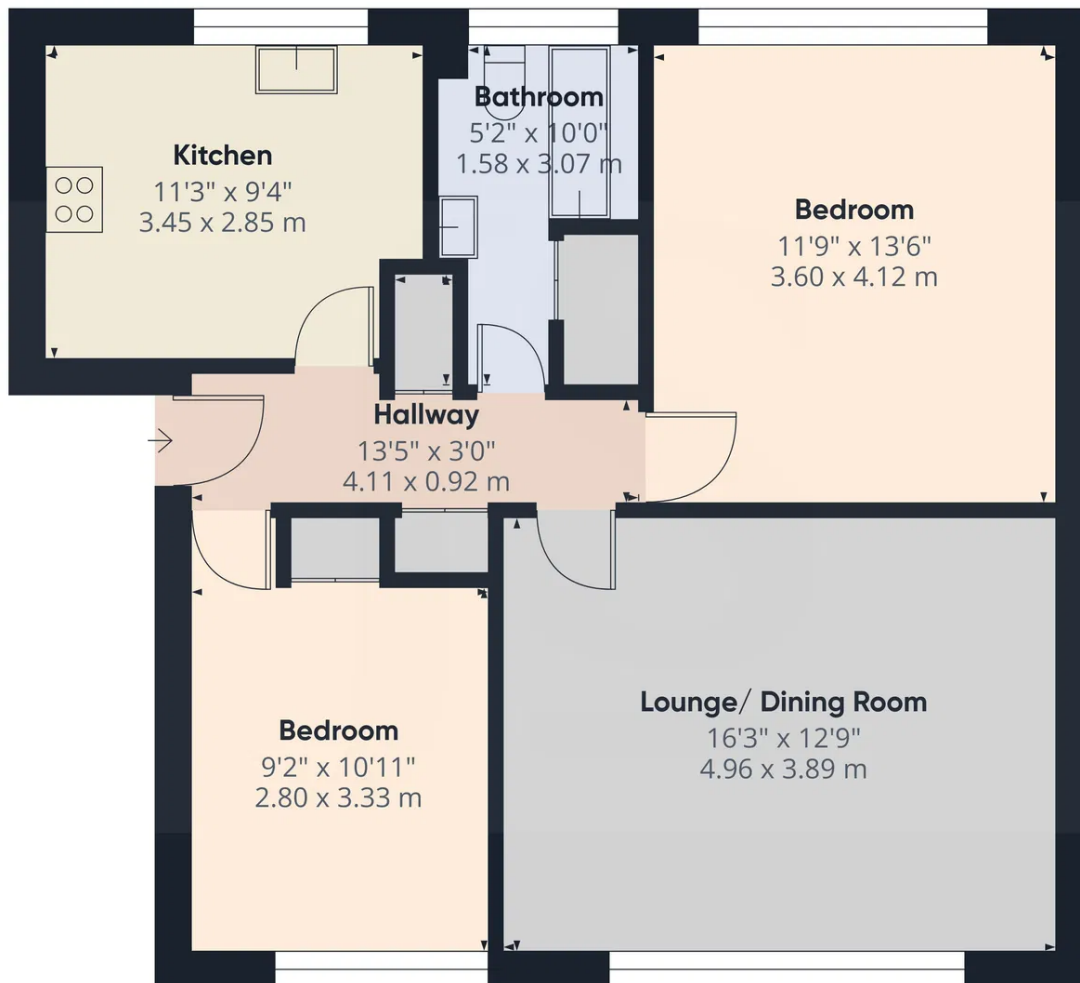
Leasehold

Lease: 170 years remaining

Service Charge: £2900 per annum





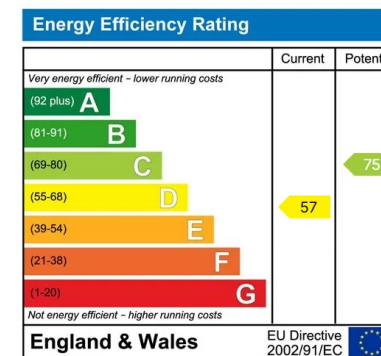


Approximate total area<sup>m</sup>  
704 ft<sup>2</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## West Worthing

4 Wallace Parade Goring Road Worthing West Sussex BN12 4AL

01903 506080

westworthing@jacobs-steel.co.uk

<https://jacobs-steel.co.uk>



Book your Valuation Here



**Jacobs | Steel**