



**10 Shirley Close, Worthing, BN14 9BA**  
**Asking Price £285,000**

John Edwards & Co is delighted to present this spacious two bed ground floor flat in Shirley Close, a quiet cul-de-sac in the heart of the extremely desirable Offington area, close to the vibrant Thomas A'Becket shopping area, and close to Broadwater Village, with its shops, cafés, restaurants, and bars.

The property comprises two generously sized double bedrooms, a spacious main living room, a contemporary bathroom, a fully fitted kitchen, and a private rear garden. It is immaculately presented throughout, and surrounded by well-maintained communal gardens.

This is a lovely and surprisingly spacious flat in a hugely desirable location, and one in which we anticipate a great deal of interest. It would ideally suit first-time-buyers, buy-to-let investors, or those looking to downsize.

## EXTERIOR

The property is situated within Shirley Close, a quiet cul-de-sac set back from Shirley Drive. There are well maintained communal gardens surrounding the property, and a hardstanding path leads up to the front door, where there is space for potted plants and exterior lighting. A shared driveway leads alongside the property and leads to the gated access into the rear garden.

## ENTRANCE HALL



The entrance hall has weather matting, a textured ceiling with pendant lighting and a smoke detector, a radiator, some wall-mounted shelving and coat hooks, and the doors into the living room, both bedrooms, the kitchen, the bathroom, an understairs storage cupboard, and an inbuilt airing cupboard with several linen shelves, which also has space and plumbing for a washing machine. Natural light is provided via an opaque leaded double-glazed window to front aspect.

## LIVING ROOM



Bright and spacious living room which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, some inbuilt shelves and cupboards, a feature fireplace (working) with stone surround,

mantel and hearth, TV and power points, a radiator, and a double-glazed half-bay window to front aspect with fitted plantation shutters.

## KITCHEN



The kitchen features a range of wall and base mounted units, rolled top worksurfaces with an inset sink and drainer, and a freestanding oven and grill with four burner gas hob. There is a laminate wood floor, a coved and textured ceiling with suspended spot lighting, power points, a radiator, dual aspect double-glazed windows to side and rear side, and a double-glazed door enabling access into the garden. The boiler presently servicing the property is also situated here.

## BEDROOM ONE



Bright and spacious main bedroom which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, TV and power points, and leaded double-glazed window to front aspect.

## BEDROOM TWO



The second good sized double bedroom has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, TV and power points, and a double-glazed window and door to rear aspect, opening into the garden.

## BATHROOM



The bathroom features a three piece suite comprising a panelled bath with shower over, a low-level WC, and a cameo-style hand wash basin with storage below. There is a tiled floor, tiled walls, a coved and textured ceiling with central ceiling light, a radiator, and an opaque double-glazed window to rear aspect.

## REAR GARDEN



The private rear garden is laid to lawn. A patio section to the rear provides space for outdoor seating and a wooden shed, and there is a raised hardstanding area with further space for seating and potted plants. A gate to side aspect opens onto the driveway.

## PARKING



There is no specific parking space allocated to the flat, but there is plenty of on-street parking available within the close.

## WHAT YOU NEED TO KNOW



Tenure - leasehold

Length of lease - 87 years remaining  
Maintenance - £75.00 pcm  
Ground rent - £40 payable twice a year  
Managing agent - Property Partners

# Floor Plan

## Shirley Close, Worthing, BN14 9BA

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft

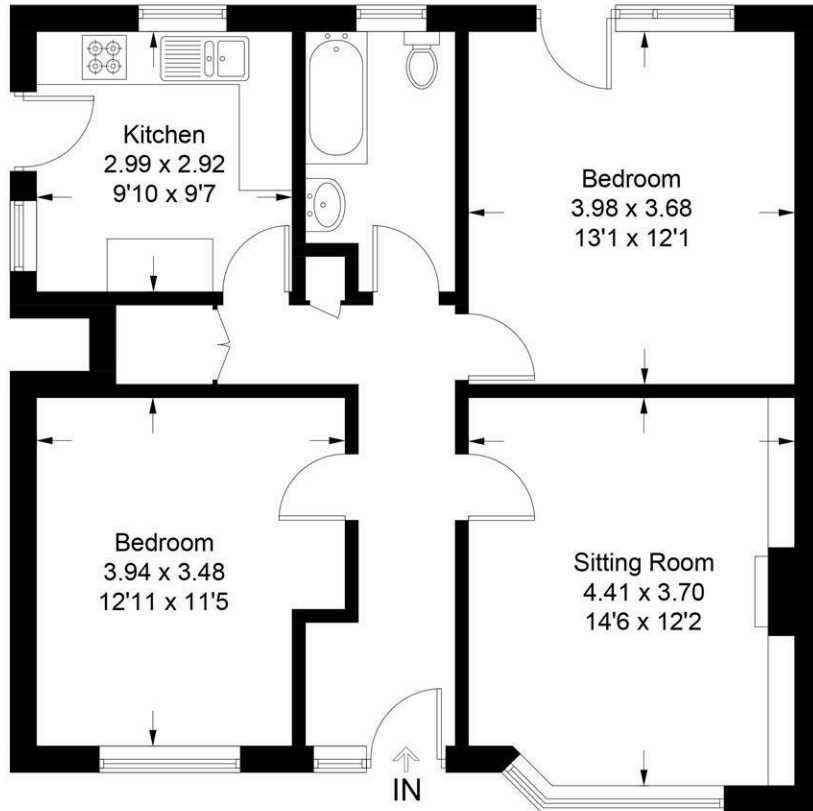
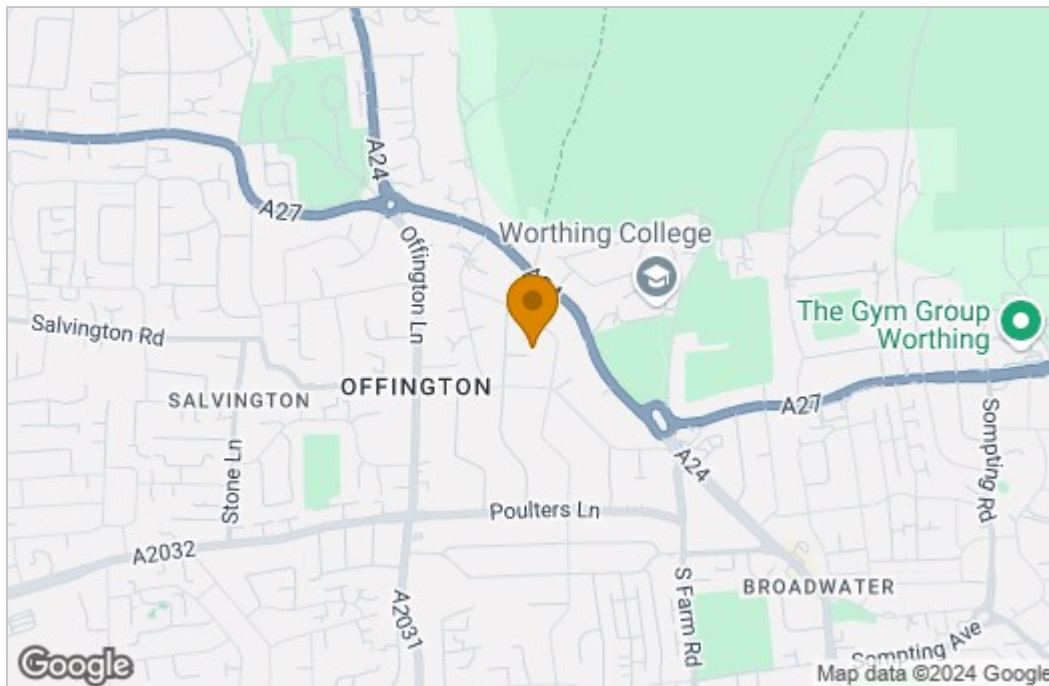
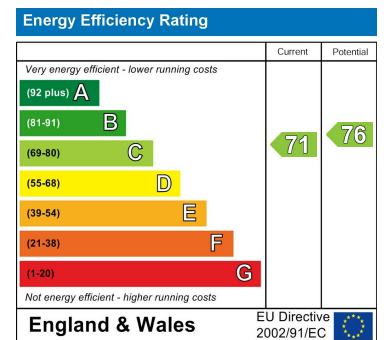


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.