



Shrewsbury Court 21-23, Manor Road, Worthing, BN11

Guide Price **£265,000**

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Located in the desirable Shrewsbury Court, this spacious ground floor apartment offers two bedrooms, a bright south-facing lounge/diner, modern fitted kitchen, ensuite shower room, and a separate bathroom. A private south-facing patio opens directly onto beautifully maintained communal gardens. The property also includes a garage and is offered with no onward chain.

- Ground Floor Purpose Built Flat
- Two Bedrooms
- South Facing Lounge/ Dining Room
- Fitted Kitchen
- En Suite & Bathroom
- South Facing Patio
- Well Kept Communal Gardens
- Garage In Compound
- Close To Worthing Seafront
- CHAIN FREE

Tenure: Leasehold

Council Tax Band: E





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INTERNAL

Access to the property is via a secure communal entrance with an entry phone system. The front door opens into a welcoming hallway providing access to all principal rooms. The property boasts two well-proportioned bedrooms. The primary bedroom features fitted wardrobes, lovely views over the beautifully maintained communal gardens, and access to a private en suite shower room. The en suite is equipped with a corner shower, wash hand basin, and WC. The second bedroom also benefits from built-in fitted wardrobes, offering ample storage. The spacious lounge/dining room enjoys stunning garden views through sliding patio doors, which open onto a private patio—ideal for relaxing or entertaining. The fitted kitchen includes a range of wall and base units, a built-in double oven, electric hob, sink with drainer, integrated washing machine and fridge/freezer, and room for a small dining table and chairs. The main bathroom comprises a bath with shower over, wash hand basin with storage, and a WC.

EXTERNAL

The property enjoys beautifully maintained communal gardens, with the added benefit of access to a secure, locked garden area exclusively for residents. A south-facing private patio provides the perfect spot for outdoor seating and relaxation, offering lovely views across the gardens. For added convenience, the property includes a garage accessed via a driveway off Manor Road, featuring an up-and-over door for secure parking or additional storage.

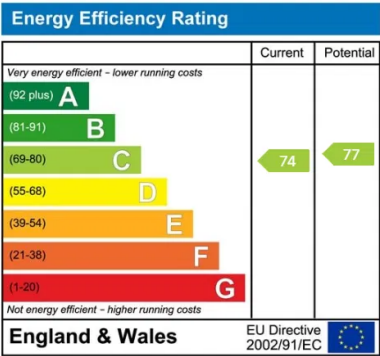
SITUATED

Situated in a sought-after area of West Worthing, the property is ideally located just under a quarter of a mile from Worthing Seafront. A range of local amenities can be found on nearby Heene Road, only a short walk from the property. Worthing town centre, offering an array of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately 0.44 miles away. West Worthing railway station is around 0.77 miles from the property, and convenient bus services operate in the area.

TENURE

Service Charge: £3798.32 per annum
Ground Rent: Will be Peppercorn
Lease: New Lease on Completion





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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.

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