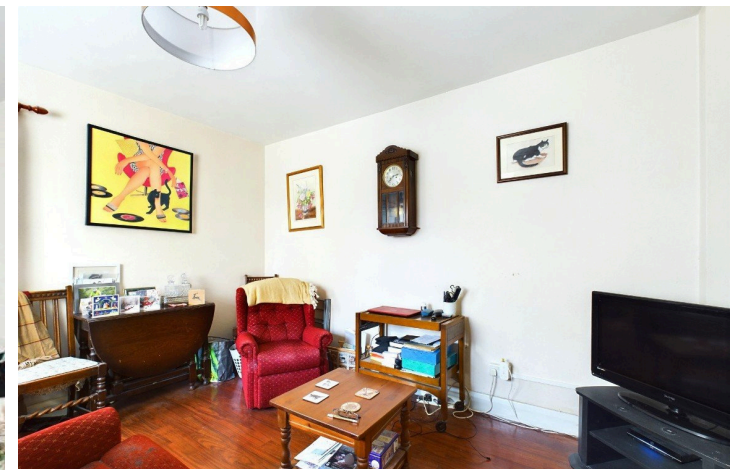




Serena Court | Shakespeare Road | West Worthing | West Sussex | BN11 4AL

Offers Over £170,000



We are delighted to offer for sale this well presented ground floor garden apartment forming part of this attractive, converted period house situated in the heart of Worthing's popular Poet's District. The property is situated close to shops, amenities, parks, mainline train station and boasts a private rear garden, one double bedroom, south facing living room and modern fitted kitchen.



## Key Features

- Ground Floor Garden Apartment
- One Double Bedroom
- South Facing Living Room
- Modern Fitted Kitchen
- Fitted Shower Room
- Viewing Considered Essential
- Freehold
- Popular Poets District
- Less than 600 Meters From Worthing Seafront
- Close To Local Shops, Amenities & Mainline Train Station



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door to this attractive converted development opens into the well kept communal hall, with the private front door located on the ground floor. The front door opens into the spacious living/dining room, which measures 13'2" x 11'8" and ample space for both lounge and dining room furniture. Facing south this is a light and airy room all year round. The kitchen has been fitted with modern wall and floor mounted white gloss units, topped with dark oak style worktops to create a smart contemporary finish with views overlooking the well tended gardens to the rear of the property. This room also benefits from multiple integrated appliances including, fridge freezer, washing machine, dishwasher and oven/hob. The master bedroom can comfortably fit a large double bed and benefits from multiple built in wardrobes. The shower room has been fitted with a full white suite and including, walk-in shower, toilet and hand wash basin.

### EXTERNAL

Well kept and mature communal grounds surround this charming development with a large paved area to the front providing parking to the residence on a first come first serve basis. To the rear, the garden has been split providing a private garden for each apartment. This apartment benefits from an east facing private plot, which has been paved creating a perfectly low maintenance garden that catches the sun and provides a great space to enjoy with friends and family.

### LOCATION

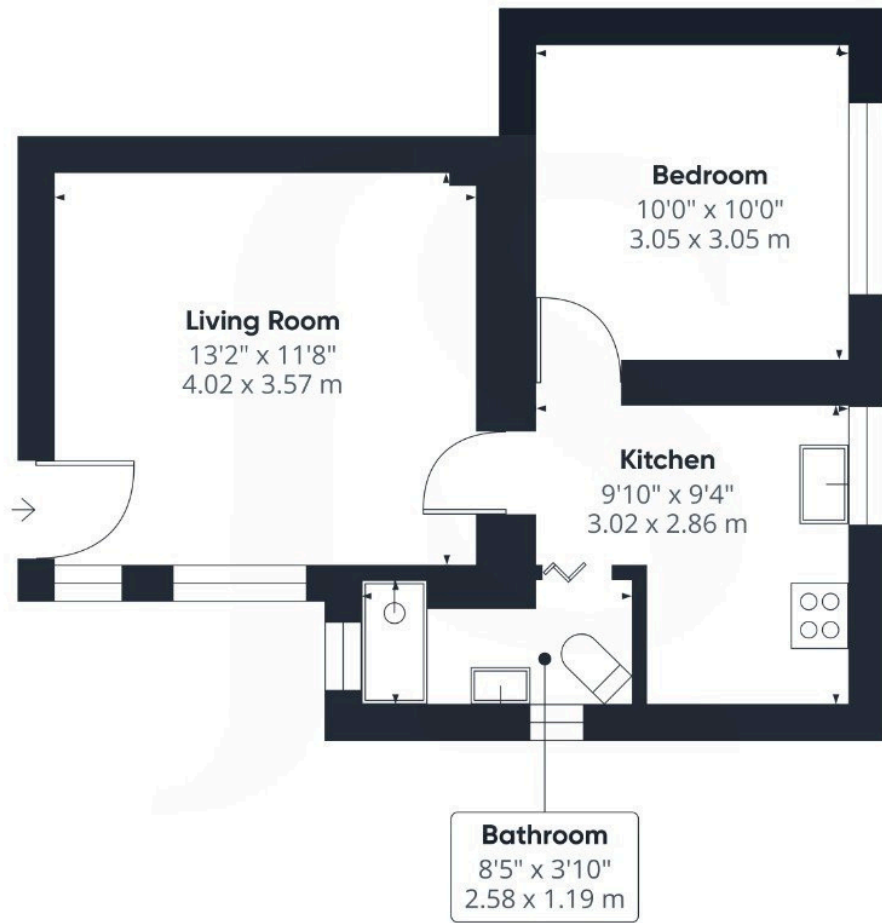
In the popular Poets District, the property is a short walk from Victoria Park and is less than 0.5 miles to Worthing train station. Bus routes run along Wykeham Road & Tarring Road and there are local shops close by on Tarring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 0.5 miles away.

Tenure: Freehold

Maintenance: 1/6 of works - as and when required.

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 344 SqFt

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.