



Shakespeare Road | Worthing | BN11 4AS

£265,000



We are delighted to offer for sale this spacious and rarely available first floor garden apartment which forms the entire top floor of this beautiful period converted house, situated in the popular Poet's District close to local shops, amenities and mainline train station. The property offers a wealth of characterful features and boasts two bedrooms, two reception rooms, fitted kitchen, three-piece bathroom suite and a large, privately owned, west-facing rear garden. The property also benefits from full use and access of the loft space and is being sold with no ongoing chain.



Key Features

- First Floor Garden Apartment
- Stunning Period Conversion
- Two Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Fitted Bathroom Suite
- Loft Space
- West-Facing Private Rear Garden
- No Ongoing Chain
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

This attractive period house has been sympathetically converted and now consists of two apartments. Forming the entire first floor, this split-level apartment is accessible via a private front door in the communal entrance hallway. Upon entry, a vestibule area greets you which provides the perfect space to hang coats and kick off shoes with stairs that rise to the large and welcoming landing. With tall ceilings and a wealth of original features, the hallway has doors to all rooms. Positioned to the front of the property and measuring 15' 5" x 13' 3", is the bay fronted living room which boasts an east-facing aspect, this is an exceptionally light and airy room with plenty of space for various living furniture. Positioned to the opposing side of the property and spanning the full width of the building is the dual aspect kitchen which measures 10' 2" x 12' 6", providing more than enough space for a breakfast table. With the large, privately owned rear garden being accessible from this room via a door and metal staircase. The dining room is conveniently positioned next to this room, and could be made open plan (subject to planning consent) with the kitchen if desired. The main double bedroom is comfortably large enough to accommodate a double bed and accompanying furniture, with fitted wardrobes and a double glazed window with views to the rear garden. The second bedroom would make the perfect single bedroom or office space. The family bathroom has been installed with a bath with shower over and wash hand basin, with a separate W/C adjacent to the bathroom. The apartment benefits from full use of the loft space and is accessed to from the spacious landing, creating the perfect storage space or subject to planning consent, could potentially be converted. Throughout the property, period features abound, including towering ceilings and ornate cornicing. With its sought-after attributes, a viewing of this property is highly recommended.

EXTERNAL

The apartment benefits from a privately owned, west-facing rear garden which has been cleverly designed with paving to create a low maintenance space. With tall brick walls lining the boundaries and some mature shrubs and trees, this garden creates a sense of privacy and seclusion. There is a twitten which runs on the north side of the property, providing convenient side access if required.

LOCATION

Located In the popular Poets District, the property is close to Victoria Park and 0.5 miles to Worthing train station. Bus routes run along adjoining Cowper Road & Tarring Road and there are convenience stores close by on Tarring Road. Both Worthing town centre with its comprehensive shops, restaurants and theatres and the seafront promenade are approximately 0.6 miles away.

Council Tax Band: B

Tenure: Freehold

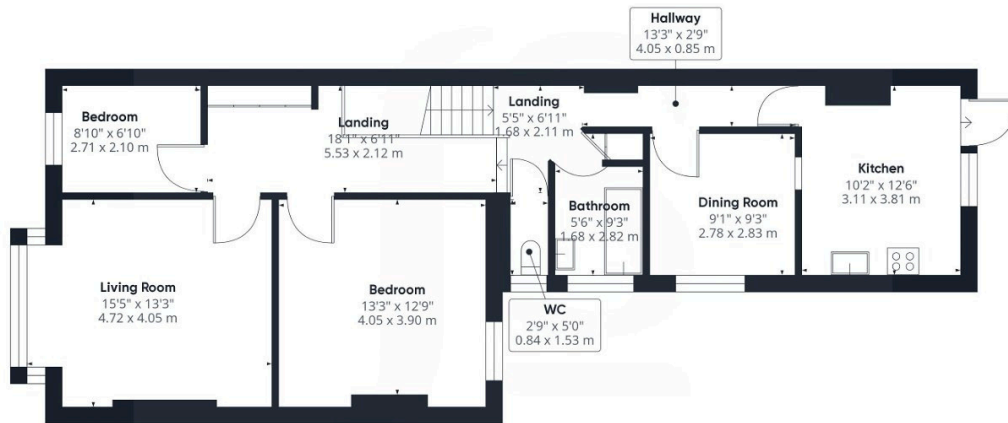
Maintenance: Responsible For Maintaining Any Works That Are Required Above Ground Floor

Ground Rent: N/A





Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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: 89m²

Tenure: Freehold

Council tax band: B

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.