



Shelley Road | Worthing | BN11 1TR
Offers Over £235,000



Jacobs Steel are delighted to offer for sale this beautifully presented ground floor courtyard apartment, forming part of an impressive converted period home. Ideally situated in the heart of Worthing, just 300 metres from the seafront and town centre, the property provides excellent access to a wide range of local amenities. With its own private entrance, this self-contained apartment offers well-proportioned accommodation, including a generous double bedroom, a bright west-facing open-plan living room, a stylish modern fitted kitchen, contemporary bathroom, and separate W/C. One of the apartment's most appealing features is its private courtyard, offering a rare and highly desirable outdoor space in such a central location. Currently used successfully as a holiday let, the property is sold with no ongoing chain and presents an ideal opportunity for investors, first-time buyers, or those seeking a stylish, low-maintenance home in the heart of Worthing.



Key Features

- Ground Floor Courtyard Apartment
- Private Entrance
- One Double Bedroom
- Large West Facing Open Plan Living Room
- Modern Fitted Kitchen
- Contemporary Fitted Monochrome Shower Room
- Private Courtyard Garden
- Allocated Parking Space
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

A private entrance opens into the welcoming hallway, which provides access to the separate W/C and leads seamlessly into the spacious west-facing open-plan living room. This generous area is filled with natural light, courtesy of a beautiful bay window and a large central sky lantern, creating a bright and airy atmosphere. Measuring an impressive (17'5 x 13'3), the room offers ample space for both comfortable lounging and a dedicated dining area. The modern kitchen has been thoughtfully fitted with a range of handleless wall and base units in a sleek matt charcoal finish, complemented by contrasting light wood-effect worktops, providing both style and practicality for everyday living. The bedroom continues the theme of generous accommodation, featuring a large double layout measuring (13'2 x 11'3) with double doors opening directly onto the private courtyard garden, bringing the outdoors in. A further door leads to the en-suite shower room, which has been fitted with a contemporary monochrome suite, including a striking black shower cubicle, a white toilet, and a matching hand basin, creating a modern and stylish retreat. The furniture can be purchase as part of a separate negotiation and will allow you to move straight in to this beautiful home without having to worry about styling it.

EXTERNAL

To the front of this attractive and imposing period building stands a beautifully preserved flint wall, elegantly framing the boundaries and enclosing a secure communal parking area. The apartment enjoys the benefit of its own allocated parking space, conveniently positioned immediately in front of the property for ease of access. One of the apartment's most appealing features is the private courtyard, accessed directly from the home itself. This secluded outdoor retreat provides a rare and highly desirable space in the very heart of Worthing.

LOCATION

Situated In one of Worthing's south-after postcodes in central Worthing less than 300 metres from both Worthing Seafront and the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Tenure: Leasehold

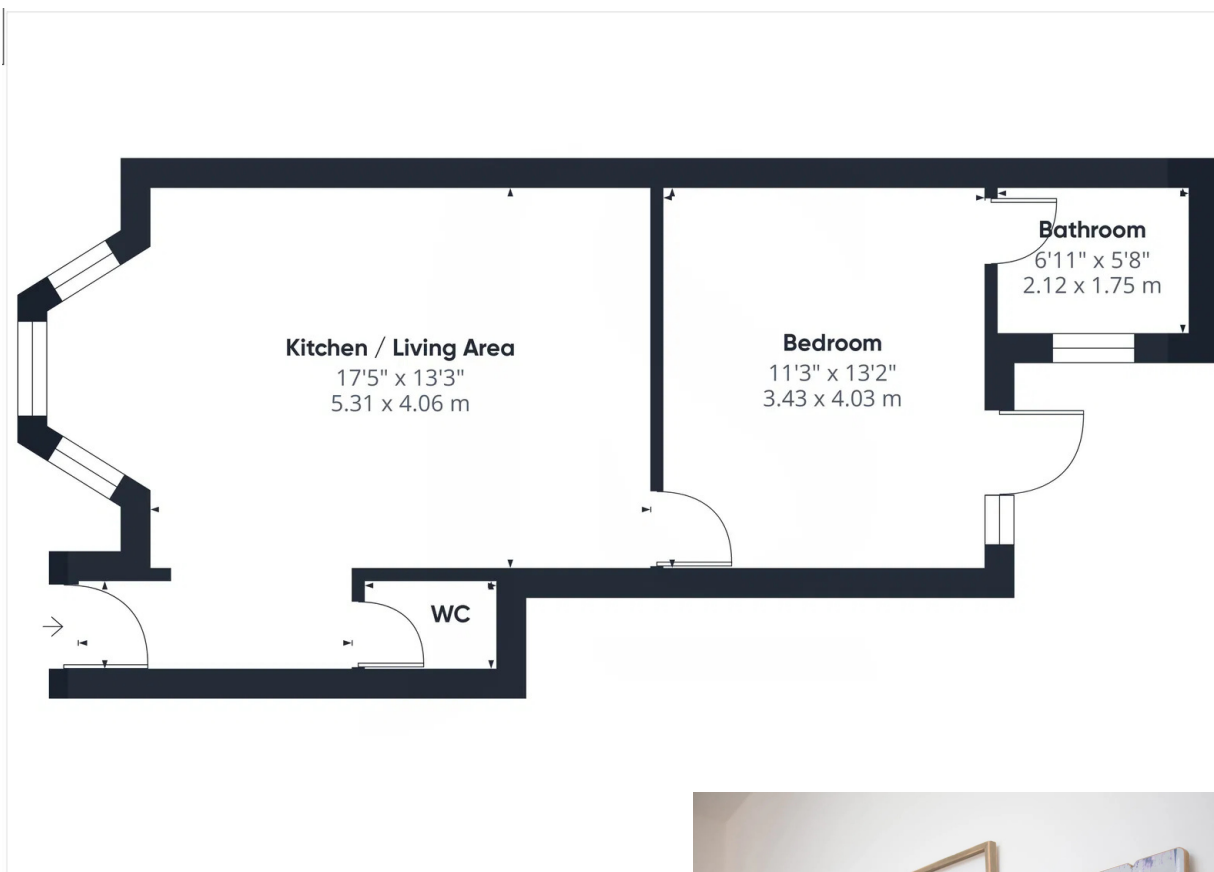
Lease Length: Approximately 121 Years Remaining

Service Charges: Approx. £1271.84 Per Annum

Ground Rent: Approx. £200 Per Annum



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 548 SqFt

Tenure: Leasehold

Council tax band: tbc

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.