



**Corville Court, 29, Shelley Road, Worthing, BN11 4DF**  
**£245,000**





**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

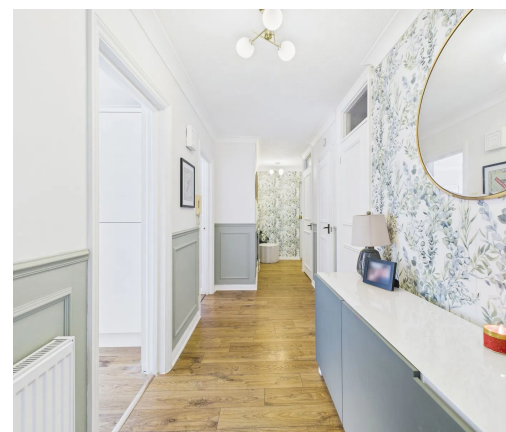
**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** C

- Ground Floor Apartment
- One Double Bedroom
- Extremely Well Presented Throughout
- Modern Fitted Kitchen
- Dual Aspect Living/Dining Room
- Large Utility Cupboard
- Well Maintained Communal Gardens
- Garage & Unallocated Parking
- Close To Local Shops, Amenities, Mainline Train Station & Seafront
- Ideal First Time Buy Or Investment

We are delighted to offer for sale this extremely well presented and spacious ground floor apartment situated in this popular location of Worthing, close to local shops, amenities, mainline train station and seafront. The property boasts one double bedroom, dual aspect living/dining room, modern fitted kitchen, contemporary bathroom suite, an abundance of storage, a utility cupboard and an allocated garage. The development is surrounded by mature communal gardens and offers unallocated parking offered on a first come first serve basis.







**Internal** The secure entry phone system provides access into the well kept communal areas and the apartment's private front door on the ground floor. Positioned at the rear of the apartment and benefiting from dual aspect views is the living/dining room, this generously sized space measures 12'9" x 15'10" and can comfortably fit both living and dining room furniture. This room boasts a large built in storage wall, with shelves, shaker style doors and space for a wall mounted television. Situated parallel is the kitchen, which has been fitted with an array of white wall and floor mounted units, topped with oak effect laminate worktops to leave a smart finish. There are a multitude of built in appliances such as an induction hob, electric oven, fridge freezer and dishwasher. The main bedroom measures 11'5" x 11'9" and can fit a large double bed alongside various other free standing furniture with ease. This room has a large built in wardrobe too. The bathroom has been fitted with a three piece contemporary suite including a bath with shower overhead, toilet and hand wash basin. The apartments offers two large storage cupboards and a third which is currently being used as a utility cupboard for a washing machine and dryer.

**External** The development is surrounded by well maintained and mature communal gardens, with various unallocated parking spaces and an allocated garage to the rear.

**Situated** in a highly desirable road in Worthing and less than 500 metres from the seafront and approximately 0.6 miles away from Worthing town centre, which offers an array of cafes, bars, shops and restaurants. Worthing mainline train station is approximately 0.6 miles away and offers links to both Brighton and London. Bus services run nearby. This easy accessible, town centre location is highly sought after.

**Council Tax Band** C

**Tenure** Leasehold

**Lease Length** 145 years remaining

**Maintenance** £2280 per annum (includes ground rent)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.