



Shirley Close, Worthing BN14 9BA

Guide Price £275,000



Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Ground Floor Flat
- Two Double Bedrooms
- Private South Facing Rear Garden
- Modern Kitchen
- Contemporary Shower Room
- Beautifully Presented
- Long Lease
- Low Maintenance
- Offington Area
- Cul-De-Sac



This beautifully modernized ground floor garden flat offers a perfect blend of style, comfort, and practicality. With a long lease and low maintenance living, it's ideal for first-time buyers, downsizers, or anyone seeking a home ready to move straight into. It features a lounge/diner, sleek fitted kitchen, two double bedrooms, and a spa-style shower room. Enjoy a private south-facing garden with patio and lawn, plus communal front gardens and side access — a perfect ready-to-move-into home.



INTERNAL

As soon as you step inside, you'll immediately appreciate how lovingly updated and immaculately presented this home is. The spacious entrance hall creates a wonderful first impression, leading to all principal rooms. There's a useful under stairs cupboard providing excellent storage, plus a separate utility cupboard neatly housing the washing machine.

The layout offers versatile living, with the bright lounge/diner positioned at the front of the property, featuring a charming semi-bay window overlooking the communal gardens — a lovely space to relax or entertain. There are two double bedrooms, one at the front and one at the rear; the latter is currently used as a home office and enjoys French doors opening directly onto the private south-facing garden.

The modern kitchen is both stylish and functional, fitted with a range of sleek matching units, worktops, and a newly fitted resin sink and drainer. It includes an integrated oven, hob, extractor fan, and dishwasher, along with space for a fridge/freezer and convenient side access to the garden.

The contemporary shower room has a spa-like feel, beautifully designed with a walk-in double shower, wash hand basin, and WC – a perfect place to unwind at the end of the day.

EXTERNAL

Outside, this double fronted property is approached via well-kept communal gardens and benefits from gated side access leading to the private south-facing rear garden. This peaceful and secluded outdoor space features a patio area, ideal for outdoor dining or morning coffee, along with a lawned area with shrub borders and surrounded by a newly fitted fence, providing both privacy and charm. It's the perfect place to relax and enjoy the sunshine.

TENURE

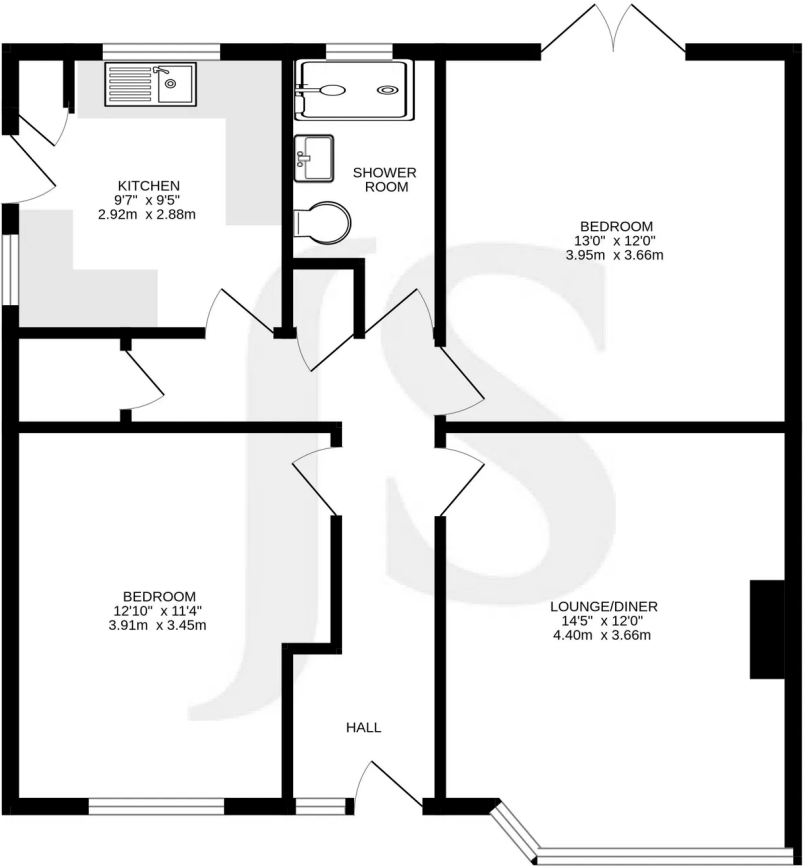
Lease - 142 years left
Maintenance - £75 pcm
Ground rent - Peppercorn

SITUATED

This property is situated in the highly sought-after Offington area, offering convenient access to local shops at Thomas A Becket, Broadwater, and Findon Valley shopping parade. For leisure and recreation, Worthing Golf Club is nearby, along with Worthing College and well-regarded primary and high schools. Excellent transport links include bus services to surrounding areas and West Worthing railway station, providing connections for commuters. The A24 & A27 are easily accessible for travel by road. Just over 2 miles away, Worthing town centre offers a wealth of shopping, dining, entertainment, and leisure facilities, as well as the beautiful seafront.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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