



**Shirley Drive, Worthing BN14 9AZ**

Guide Price **£285,000**

**JS**  
Jacobs Steel



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- First Floor Flat
- Two Double Bedrooms
- Good Sized Lounge/Diner
- Private Entrance
- Modern Kitchen
- Spacious
- Private Garden
- Low Maintenance
- Long Lease
- Offington Area

A well-presented first-floor purpose built flat with private entrance, offering a spacious lounge/diner with westerly aspect, modern dual-aspect kitchen, two double bedrooms and a contemporary bathroom. Benefits include loft access and a private rear garden. Long lease and low maintenance.



## INTERNAL

The property is accessed via a private entrance with stairs rising to the first floor. A spacious entrance hall provides a useful storage cupboard and access to the loft via a pull-down ladder, which is partly boarded. The impressive lounge/diner offers generous space for both living and dining furniture and enjoys two westerly-facing windows to the front, creating a light and welcoming atmosphere. The modern kitchen benefits from a dual aspect, allowing plenty of natural light, and is fitted with an integrated oven and gas hob, with space for a fridge/freezer and washing machine. There are two well-proportioned double bedrooms and a contemporary bathroom.



## EXTERNAL

To the rear is a private garden featuring lawn and patio areas, complemented by mature shrubs and established flower borders, providing an attractive and peaceful outdoor space.

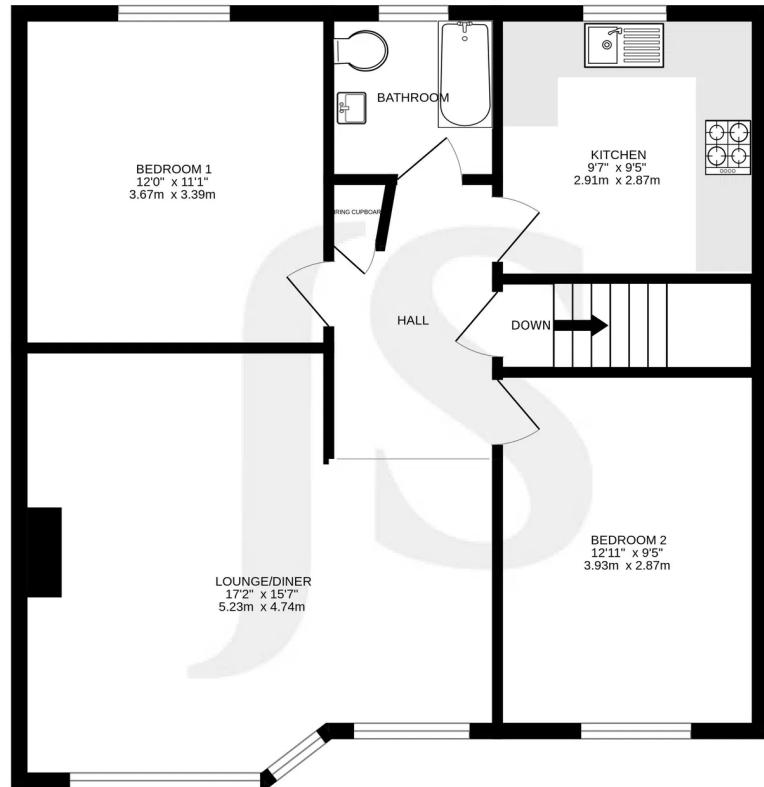
## SITUATED

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.

## TENURE

Lease 142 Years  
Maintenance - £75 pcm  
Ground rent - Peppercorn

## 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 operation or efficiency can be given.  
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