



Shelley Road, Worthing



Offers In Excess Of
£250,000
Leasehold

- Third Floor Flat
- Sought After Central Worthing Location
- Modern Kitchen / Dining Room
- Allocated Parking Space
- NO CHAIN
- Two Double Bedrooms
- Spacious Living Room
- Stunning Rooftop Views
- Long Lease
- EPC Rating - D

We are delighted to offer to the market this beautifully presented, refurbished top-floor purpose-built flat, ideally situated in the heart of Worthing town centre, just off the seafront, and close to local shops, restaurants, parks, bus routes, and the mainline station. Accommodation offers an entrance hall, a spacious living room, a modern kitchen, two double bedrooms, a contemporary bathroom, and a separate WC. Other benefits include an allocated parking space, communal gardens, a long lease and NO FORWARD CHAIN.

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Accommodation

Entrance

Stairs and lift to third floor. Front door into:

Spacious Hallway

Telephone entry phone. Coving. Wall mounted electric consumer unit. Concealed radiator. Cloak cupboard with shelves, hanging, and storage above. Further cupboard with slatted shelves. Pull out larder cupboard.

Lounge 14'9 x 14'7 (4.50m x 4.45m)

Radiator. Coving. Dual aspect double glazed windows with rooftop views over Worthing. TV point.

Kitchen/Breakfast Room 14'9 x 9'1 (4.50m x 2.77m)

Range of shaker style base and wall units with wood effect working surfaces. One and a half bowl sink with mixer tap. Four ring electric hob and electric double oven under. Extractor fan. Space for fridge/freezer. Space and plumbing for washing machine. Metro brick tiled splashback. Dual aspect double glazed windows with northerly and easterly rooftop views. Space for breakfast table. Radiator.

Bedroom One 13'8 x 11'7 (4.17m x 3.53m)

Double glazed window. Radiator. Coving. Two cupboards with hanging and shelf.

Bedroom Two 9'9 x 10'9 (2.97m x 3.05m/2.74m)

Double glazed window with attractive westerly views. Radiator. Wardrobe with hanging rail, shelf and storage over.

Separate WC

Low level flush WC. Metro brick tiled walls.

Bathroom

Panel enclosed bath with shower screen and a contemporary style mixer tap with shower attachment. Metro brick tiled splashback. Basin set in a vanity unit. Extractor fan. Heated towel rail. Tiled floor.

Tenure

Leasehold with approximately 140 years remaining on the lease.

Maintenance / service charges are £720 per 6 months including ground rent.



Floor Plan

Approx. 75.3 sq. metres (811.0 sq. feet)



Total area: approx. 75.3 sq. metres (811.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.