JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 Shrewsbury Court Manor Road

, Worthing, BN11 3RU

Offers over £200,000

Leasehold Council Tax Band E

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GARAGE GROUND FLOOR * CHAIN FREE* ROFFEY BUILT* TWO BATHROOMS *

Offered for sale with no onward chain, the property also includes a garage, making it an excellent opportunity for those seeking comfort and convenience by the coast.

Accessed via a secure communal entrance with entry phone system, the front door opens into a welcoming hallway providing access to all principal rooms. There are two well-proportioned bedrooms, both benefitting from fitted wardrobes. The primary bedroom enjoys delightful views across the communal gardens and features a private en-suite shower room fitted with a corner shower, wash hand basin and WC. The second bedroom offers excellent storage and flexibility for guests, family or home working. The spacious south-facing lounge/dining room is a particular feature of the home, flooded with natural light and enjoying attractive garden views through sliding patio doors, which open onto a private patio area — ideal for relaxing or entertaining. The fitted kitchen provides a comprehensive range of wall and base units, built-in double oven, electric hob, sink with drainer, integrated washing machine and fridge/freezer, along with space for a small dining table and chairs. The main bathroom is fitted with a bath and shower over, wash hand basin with storage, and WC.

Externally, the property is set within beautifully maintained communal gardens, with the additional benefit of a secure, locked garden area exclusively for residents. The private south-facing patio offers a wonderful outdoor seating area with direct access onto the gardens. A garage, accessed via a driveway off Manor Road and fitted with an up-and-over door, provides secure parking or useful additional storage.

Lease years remaining - 154
Service charge £3954pa

L shaped entrance hall
16'11 x 3'4 and 3'1 x 6'4 (5.16m x 1.02m and 0.94m x 1.93m)

























Bedroom one
11'11 x 9'3 (3.63m x 2.82m)

En-suite shower room

Living room
11'6 x 18'6 (3.51m x 5.64m)

Kitchen
11'5 x 8'5 (3.48m x 2.57m)

Bathroom
7'4 x 5'5 (2.24m x 1.65m)

Bedroom two
9'3 x 9'8 (2.82m x 2.95m)

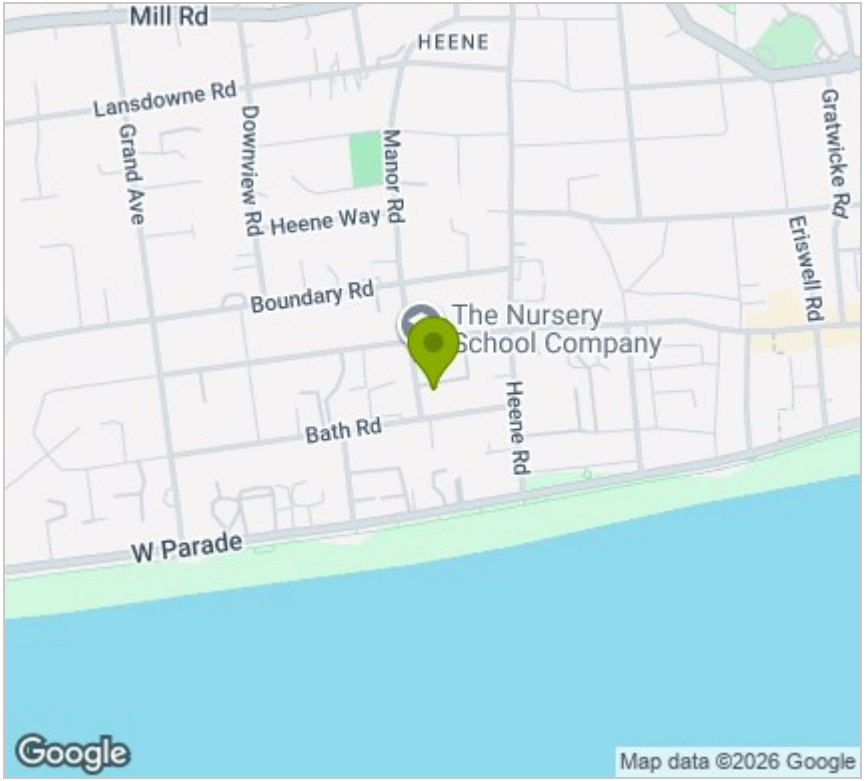
Garage

Stunning Gardens

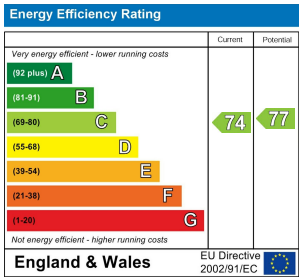
Floor Plan

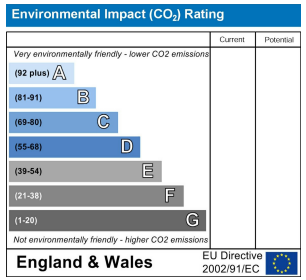


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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