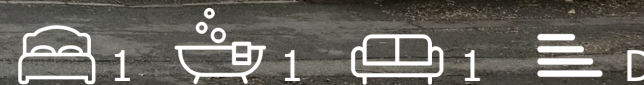
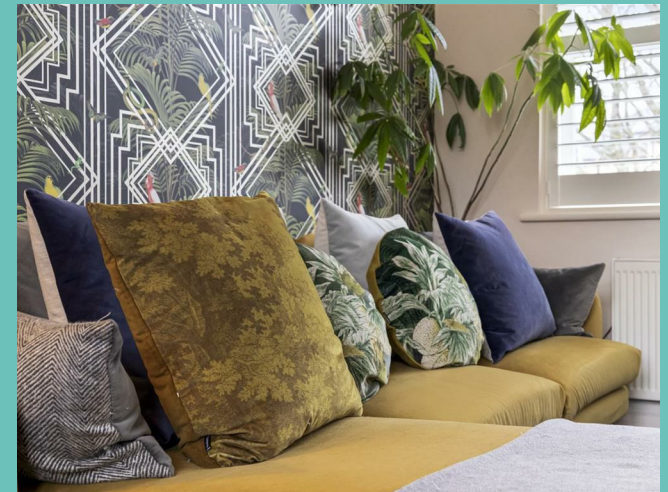




27A Shelley Road, Worthing, BN11 4BX

Offers over £250,000





27A Shelley Road

Worthing, BN11 4BX

- One double bedroom coach house
- Garage with power, lighting and water
- Beautifully presented throughout
- Separate WC and utility room
- Only 5 mins walk to town centre & sea front, and 15 mins to railway station
- Perfect for a FTB or BTL investor
- Newley decorated throughout
- Study area with fitted workspace
- Shower room with bespoke fitted vanity unit
- Double bedroom with two built in wardrobes

A truly stunning one-bedroom coach house–style property, superbly positioned in the heart of Worthing town centre, offering a rare combination of privacy, space, and convenience.

The property is accessed via a private entrance, with stairs rising to the first-floor accommodation. Once inside, there is a useful study area, ideal for home working or additional storage. The spacious lounge/diner is a real highlight of the home, benefiting from a double-aspect layout that allows an abundance of natural light, creating a bright and welcoming living space perfect for both relaxing and entertaining.

The fitted kitchen is thoughtfully arranged, providing ample cupboard and worktop space. Completing the internal accommodation is a beautifully refitted shower room, finished to a high standard with modern fixtures and a separate WC/utility room.

Externally, the property further benefits from a private garage with water and power, offering excellent practicality and storage options. The property is offered with a long lease and is chain free, making for a smooth and straightforward purchase.

This unique home would suit a range of buyers, including first-time purchasers, investors, or those seeking a low-maintenance town-centre property.

Situated just 5 minutes from Worthing’s beautiful seafront and being very close proximity to the mainline railway station, offering easy connections for commuters. A wide array of shops, cafes, restaurants, cinemas, theatres, and leisure facilities are all on the doorstep, along with excellent local bus services.

Lease years remaining - 143

Maintenance - £2025.00 per annum

Includes reserve fund contribution £300 per annum



Private Entrance

Stairs To First Floor

Lounge Diner

15'9 x 13' (4.80m x 3.96m)

Bedroom

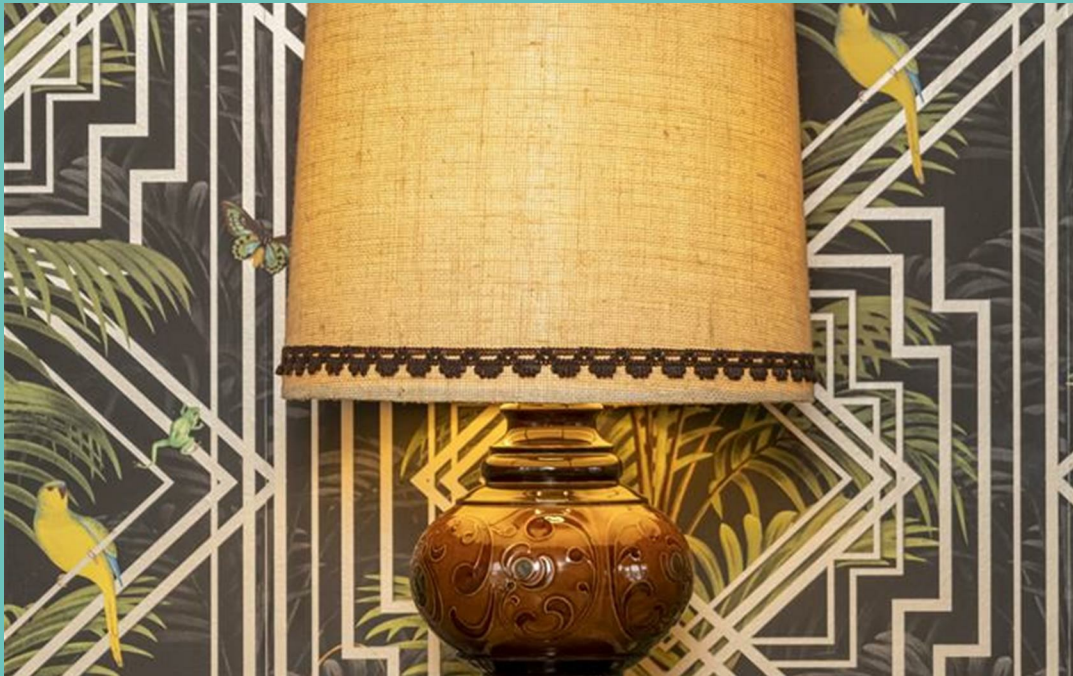
13'4 x 10'1 (4.06m x 3.07m)

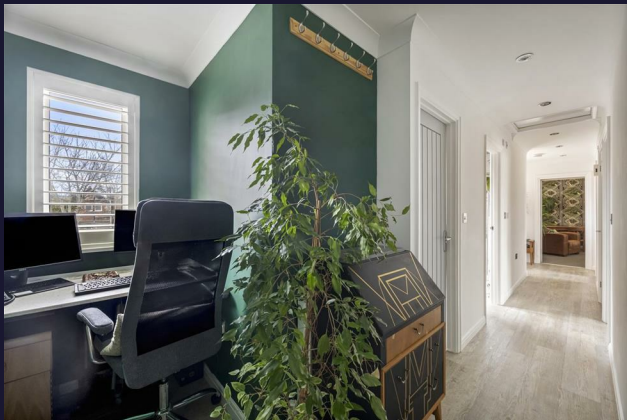
Kitchen

9'11 x 8'5 (3.02m x 2.57m)

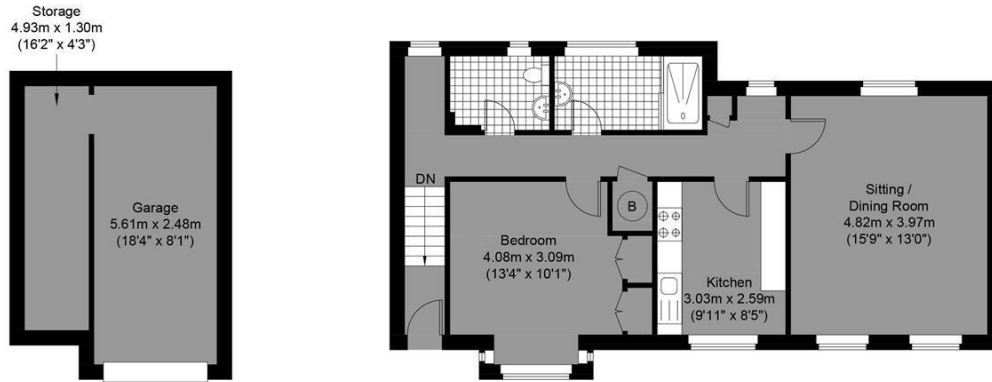
Garage

18'4 x 8'1 (5.59m x 2.46m)





Approximate Gross Internal (Excluding Garage) Area= 62.46 sq m / 672.31 sq ft



Shelley Road

Garage
Approximate Floor Area
224.31 sq ft (20.84 sq m)



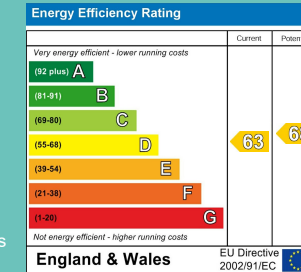
Ground Floor
Approximate Floor Area
672.31 sq ft (62.46 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

© Mansell McTaggart



Energy Performance Graph



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

