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## Description

We are delighted to offer to the market this well presented, first 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, kitchen, two double bedrooms, shower room, and a separate WC. Other benefits include a South facing balcony, a garage in compound and NO FORWARD CHAIN.

## Key Features

- First Floor Flat
- Sought After Central Worthing Location
- Shower Room and Separate WC
- Garage in Compound
- EPC Rating - TBC
- Two Double Bedrooms
- Spacious Living Room
- South Facing Balcony
- NO CHAIN
- Council Tax - Band B





#### Communal Entrance

Phone entry system, lift and stairs to all floors

#### Entrance Hall

Door to communal, storage cupboard and phone entry system

#### Kitchen

**2.56m x 3.15m (8'4" x 10'4")**

Fitted kitchen with a range of wall and base units, sink/drainer, double glazed window to side, wall mounted Worcester Bosch combi boiler, tiled walls and floors, plumbing for washing machine, integrated electric oven, integrated gas hob with cooker-hood over

#### Lounge/Dining Room

**4.90m x 3.44m (16'0" x 11'3")**

Double glazed windows to front and side, double glazed door opening to the South facing balcony. Radiator and TV point

#### Bedroom One

**3.90m x 3.61m (12'9" x 11'10")**

Double glazed window to front and side, radiator and fitted wardrobe

#### Bedroom Two

**3.65m x 3.02m (11'11" x 9'10")**

Double glazed window to front, radiator and fitted wardrobe

#### Shower Room

Tiled walls, walk-in shower cubicle, wash hand basin set in a vanity unit, electric heater and towel radiator

#### Separate WC

Tiled walls and a dual button WC

#### Garage

In compound with up and over door

#### Tenure

Leasehold - 88 years remaining

Maintenance - £700 per 6 months

Ground Rent - £125 per 6 months



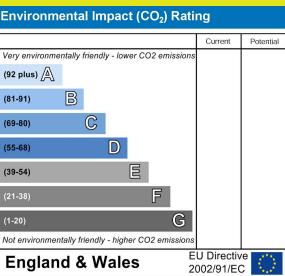
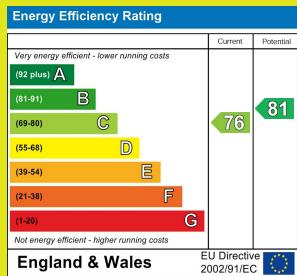
## Floor Plan Shelley Road

### Ground Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)



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.

