



**Sheldon Court, Bath Road, Worthing, BN11**

Offers Over **£215,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Top Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Bathroom
- South Facing Lounge/ Dining Room
- Long Lease
- Non Allocated Parking
- Communal Gardens
- 180 Yards From Worthing Seafront
- CHAIN FREE

We are delighted to present to the market this well appointed top floor, purpose built apartment. The property features two spacious bedrooms, a south facing lounge/dining area with a glimpse of the sea, a fitted kitchen and a bathroom. Additionally the property benefits from non allocated parking on the development. Ideally located just a short distance from both Worthing Seafront and Worthing Town Centre, this property offers convenience and coastal living at its best.





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#### **INTERNAL**

Communal front door with security entry phone system, stairs rising to the top floor, front door leading into the entrance hall. Access to all rooms. The property offers a south facing lounge/ dining room with the benefit of sea glimpses. The fitted kitchen offers wall and base units with built in oven, electric hob, and spaces for appliances, sink and drainer. The property offers two bedrooms with bedroom two offering a built in wardrobe. The bathroom features a bath with shower above, wash hand basin, wc and access to a cupboard. The property benefits from ample storage cupboards located off the hallway.

#### **EXTERNAL**

The property features meticulously maintained communal gardens and unallocated parking spaces.

#### **SITUATED**

Situated in a popular area of West Worthing close to Worthing Seafont which is just 180 yards away from the property, local amenities can be found on Heene Road just a short walk from the property. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.44 miles away. The nearest station is West Worthing which is approximately 0.77 miles away. Bus services run nearby.

#### **TENURE**

Leasehold

Lease: 169 years remaining

Service Charge: £2900 per annum





Approximate total area<sup>01</sup>  
704 ft<sup>2</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.