



2



1



1



C





We are delighted to offer this beautifully presented purpose-built apartment, ideally situated in the heart of Worthing town centre, just moments from the mainline railway station, local bus routes and a wide range of shops and amenities. The property features bright and spacious accommodation, a stunning roof terrace, and well-appointed modern interiors throughout.

Upon entering the property, you are welcomed by a spacious and versatile entrance hall, currently arranged as a dining and social area, creating an impressive and flexible central living space.

To the right of the hallway is a large storage cupboard, a separate WC, and a beautifully re-fitted family bathroom featuring fully tiled walls and flooring, a panel-enclosed bath, and a rainfall shower overhead.

To the left-hand side, the generous principal double bedroom enjoys fantastic south-facing views and benefits from built-in chest of drawers, wardrobe storage, and floor-to-ceiling windows that flood the room with natural light.

The modern kitchen is fitted with a range of white glass wall and base units, complemented by a stainless steel extractor, five-ring induction hob, electric oven, inset sink, integrated fridge freezer, and space for a dishwasher.

The second bedroom is a spacious double room with a bright south-westerly aspect.

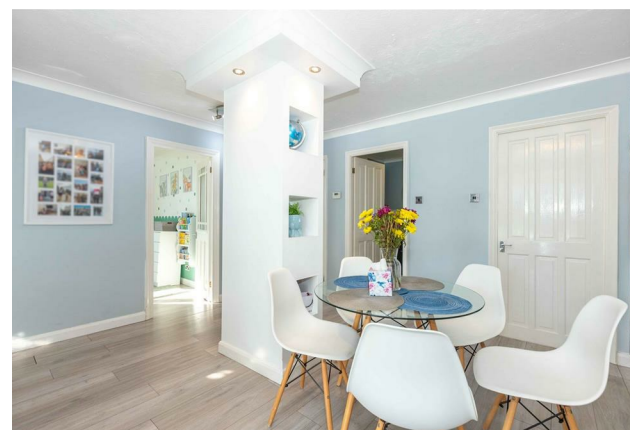
To the rear of the apartment, the living room opens via sliding doors onto a substantial enclosed roof terrace laid with artificial grass. Enjoying a south-westerly aspect, this impressive outdoor space provides excellent sunlight throughout the day along with attractive rooftop views across the town centre.

#### **Tenure**

Leasehold with 138 years remaining.

### **Key Features**

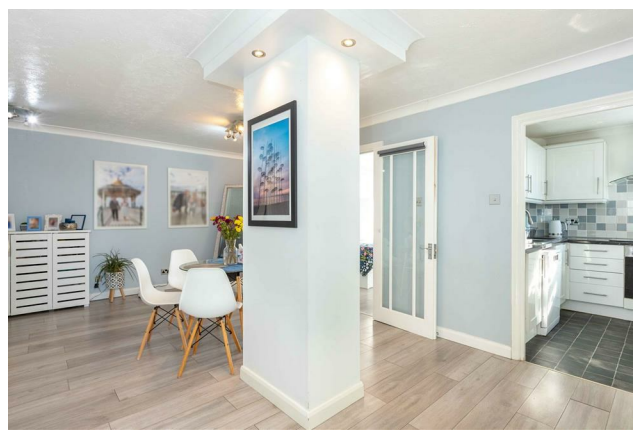
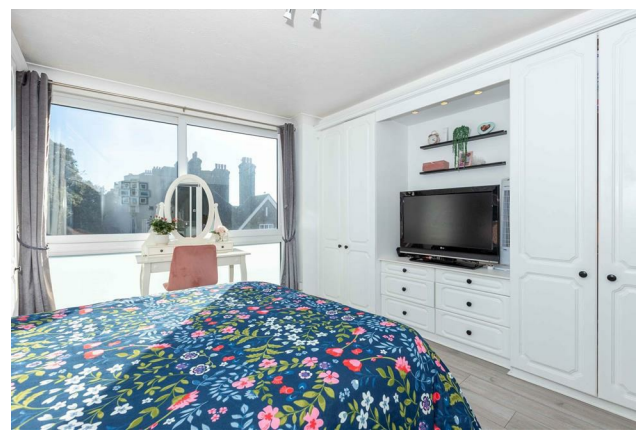
- Purpose-built apartment
- Prime central town location
- Two spacious double bedrooms
- Bright south-facing principal bedroom
- Modern fitted kitchen with integrated appliances
- Beautifully re-fitted bathroom with rainfall shower
- Separate WC
- Spacious enclosed roof terrace with south-westerly aspect
- Covered/underground allocated parking
- Council Tax Band C | EPC Rating C



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co

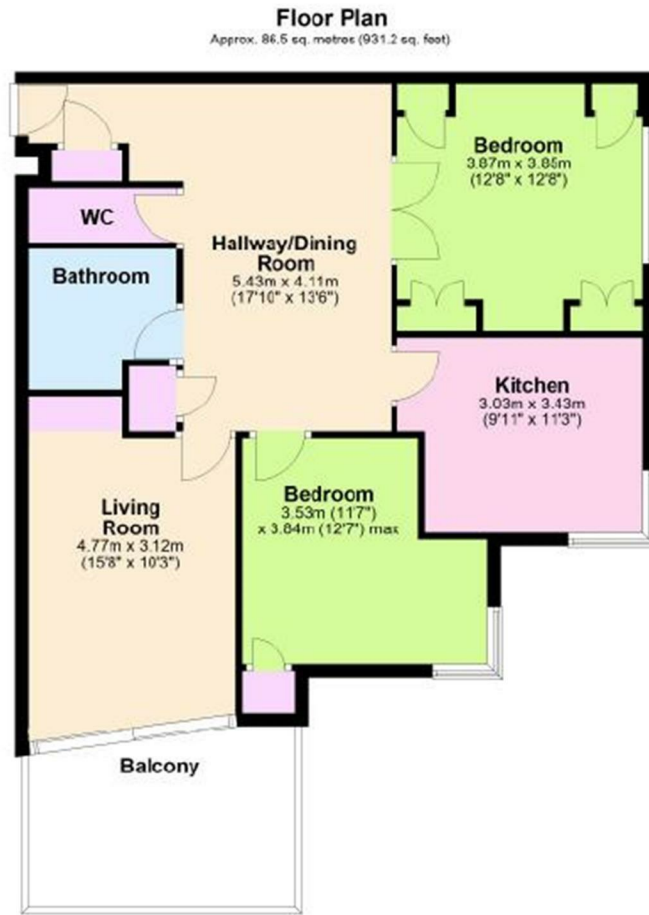


robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co

# Floor Plan Shelley Road



Total area: approx. 86.5 sq. metres (931.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		<b>75</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales

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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co