



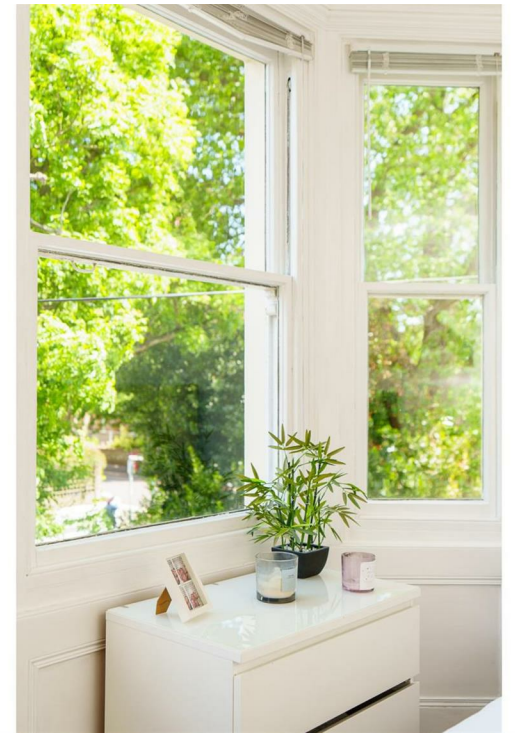
38 Shelley Road, Worthing, BN11 4BX  
Guide Price £170,000

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A charming one double bedroom first floor flat forming part of this converted mansion house with the Poet's district of Worthing Town centre and therefore close to local shops, amenities and mainline railway station. The accommodation consists of a reception hall, open plan lounge/kitchen/dining, double bedroom, shower room/w.c, residents unallocated parking, communal grounds and gardens.

- One Bedroom First Floor Flat
- Central Worthing Location
- Re-Fitted Kitchen
- Modern Shower Room
- South Aspect Lounge
- Unallocated Parking
- New 999yr Lease On Completion
- New EPC / Loft Insulation





### Communal Entrance

Accessed via a shared solid wood front door with security entryphone system. Staircase to first floor landing. Private door to flat.

### Reception Hall

Entryphone. Fuse box. Doors to all rooms.

### Open Plan Lounge/Kitchen/Dining

5.46m x 4.34m (17'11 x 14'3)

### Lounge Area

South aspect sash bay window. Two electric heaters. Picture rail. Levelled ceiling with spotlights. Carpeted flooring. Opening to kitchen area.

### Kitchen Area

Re-fitted suite comprising of a single sink unit having mixer taps and storage cupboard below. Areas of wood effect worksurfaces offering

additional cupboards and drawers under.

Matching shelved wall units with wine rack. Four ring hob with fitted oven and grill below. Built in washing machine. Built in fridge/freezer. Part tiled walls. Vinyl flooring. Levelled ceiling with spotlight.

### Double Bedroom

4.78m x 3.48m (15'8 x 11'5)

East aspect sash glazed bay window. Electric heater. Levelled ceiling with spotlights

### Shower Room/W.C

Fitted suite comprising of a step in shower cubicle with electric shower unit, tiled surround and folding shower screen door. Pedestal wash hand basin with tiled splashback and wall mounted mirrored cabinet over. Push button w.c. Karndean wood effect flooring. Extractor fan. Levelled ceiling.

### Communal Grounds

Communal gardens to the front of the development.

### Residents Parking

There are four non allocated resident parking spaces shared between the six flats within the block on a first come first serve basis. Parking is also available within the neighbouring roads with a permit or avoiding 10am to 11am and 2pm to 3pm.

### Lease & Maintenance

Lease: The seller is supplying a new 999 year lease on completion

Ground Rent: Peppercorn on creation of the new lease

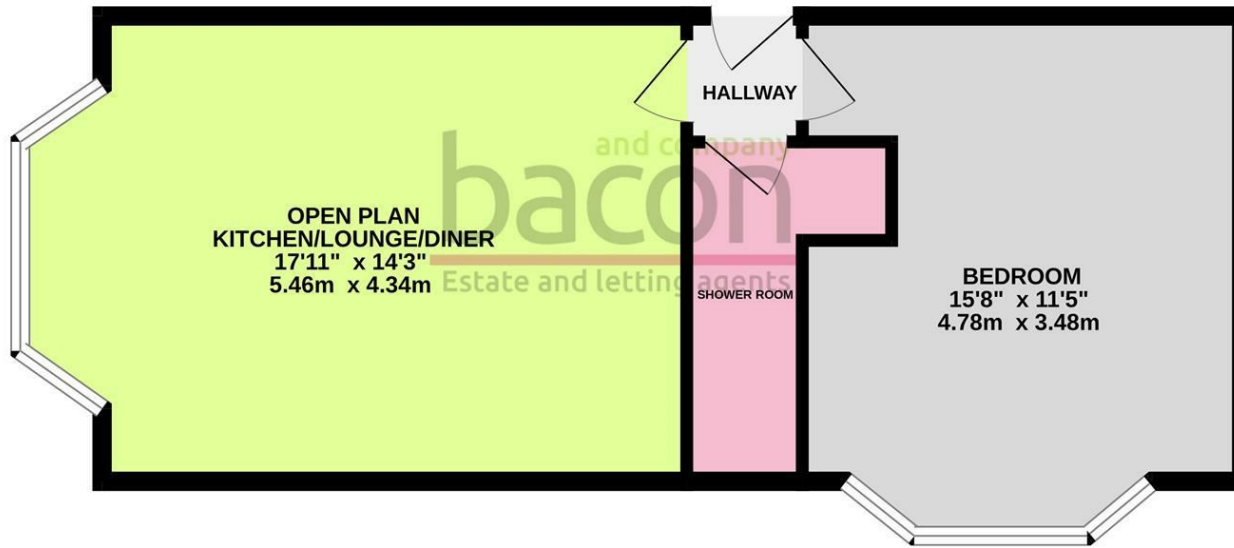
Maintenance: £1320 half yearly

Council Tax: Band A

Parking Zone: B



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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