



9 Shelley Road, Worthing, BN11 1TU
Offers In Excess Of £170,000

bacon and company
Estate and letting agents



An attractive first floor converted flat located in the very heart of Worthing Town Centre being close to shops, seafront, local restaurants and easy accessible for Worthing mainline railway station. The accommodation comprises of a entrance hallway, lounge/dining room with delightful outlook, modern kitchen, double bedroom and modern bathroom/w.c. The property benefits from double glazed windows and electric heating.

- New lease upon completion
- Worthing town centre location
- Kitchen/ lounge open plan
- Double bedroom
- First floor apartment
- Double glazed windows
- Security Entryphone
- Close shop and seafront



Part glazed door leading to entrance porch. Security entryphone. Further part glazed door into:

Communal entrance hall

Stairs to first floor landing. Private door to:

Entrance hall

Security entryphone. Levelled and coved ceiling.

Open living room/ kitchen

5.78 x 4.43 (18'11" x 14'6")

LOUNGE AREA: feature double glazed windows with attractive outlook, night storage heater. Opening into KITCHEN AREA: Modern fitted kitchen comprising of work surfaces with one and a half bowl single drainer sink unit with mixer taps. Matching breakfast bar. Range of base units comprising of cupboards and draws. Wall units with concealed lighting under. Four ring halogen hob unit with chimney style



extractor above. Fitted electric fan assisted oven and grill below. Space and plumbing for washing machine. Space for tall fridge/freezer. Levelled and coved ceiling. Ceiling spotlights.

Bedroom

3.41 max x 3.22 max (11'2" max x 10'6" max) Of Irregular shape. Dual aspect with double and single glazed windows. Electric heater. Levelled and coved ceiling.

Modern bathroom/ wc

2.51 x 2.18 (8'2" x 7'1")

Part tiled. Refitted modern white suite comprising of panel bath with fully tiled shower area with over head chrome shower. Pedestal wash hand basin close coupled w/c. Heated towel rail. Double glazed window. Extractor fan.

Required Information

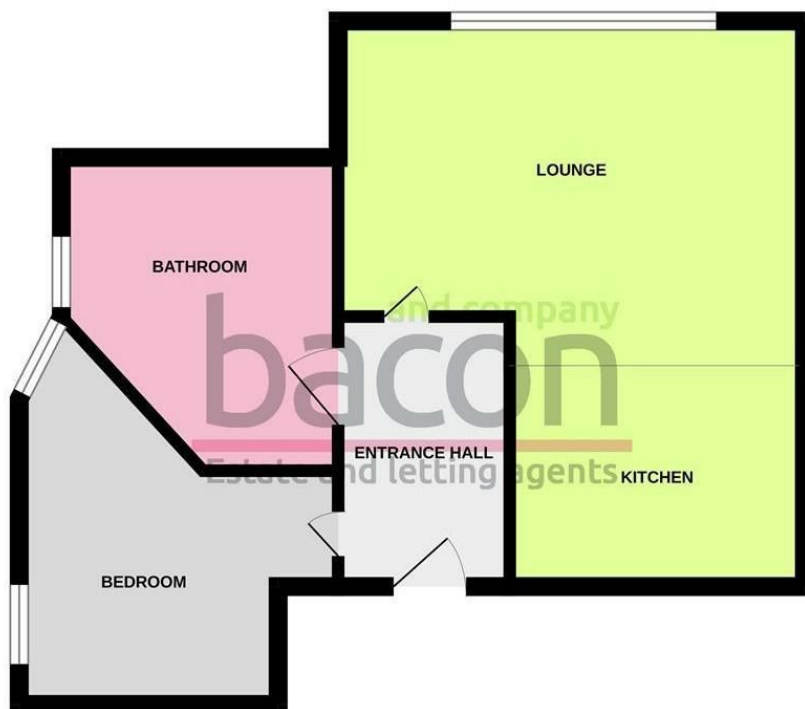
Length of lease: 86 years (new lease upon completion)

Annual service charge: £949.38 per 6 months.

Annual ground rent: £200.00

Council tax band: A

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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 errors, 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 is as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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