



Offers In Excess Of
£220,000
Leasehold

Shelley Lofts, Shelley Road

- First Floor Flat
- Off-Road Parking
- Bay-Fronted Lounge/Diner
- EPC Rating - C
- Double Bedroom
- Beautiful Condition
- Balcony Area
- Council Tax Band - B

We are delighted to offer to the market this beautifully presented first-floor flat in the prestigious Shelley Lofts development situated in the heart of Worthing Town, close to local shopping facilities, parks, bus routes, and the mainline station. Accommodation offers a communal entrance hallway, a spacious lounge/diner with an impressive vaulted ceiling, a fully equipped modern kitchen area, a modern shower room, and a spacious double bedroom. Other benefits include a balcony area, an allocated off-road parking space, a long lease, a building warranty, and being immaculately presented throughout.

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Luff & Co**
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Accommodation

Communal Entrance

Solid oak door. Laminate flooring. Door to:

Kitchen/Lounge/Diner 18'0" x 15'7" (5.49 x 4.75)

Large double glazed tilt and turn bay windows. Radiators. Vaulted ceiling with spotlights. Phone entry system. Grey soft closing wall, base, and draw units. Cupboard housing boiler. Integrated dishwasher. Space for fridge/freezer. Wood effect worktops and splashback. Four ring electric hob and integrated overhead extractor. Integrated electric oven. Basin and drainer. West facing balcony. Ash wood laminate flooring. Storage cupboard housing washing machine. Wall mounted thermostat.

Bedroom 13'9" x 12'1" (4.21 x 3.70)

Double glazed tilt and turn bay window. Radiator. Ceiling hung bedside lighting. Spotlights. Carpeted.

Shower Room 6'9" x 4'0" (2.07 x 1.23)

Tiled flooring. Tiled splashback. Low level flush WC. Basin and vanity unit. Spotlights. Extractor fan. Corner shower with wall mounted shower attachment, controls, and rainfall shower. Wall mounted heated towel rail.

Tenure

Approximately 122 years remaining on the lease.
£1,100 per annum maintenance.
£150 per annum ground rent.



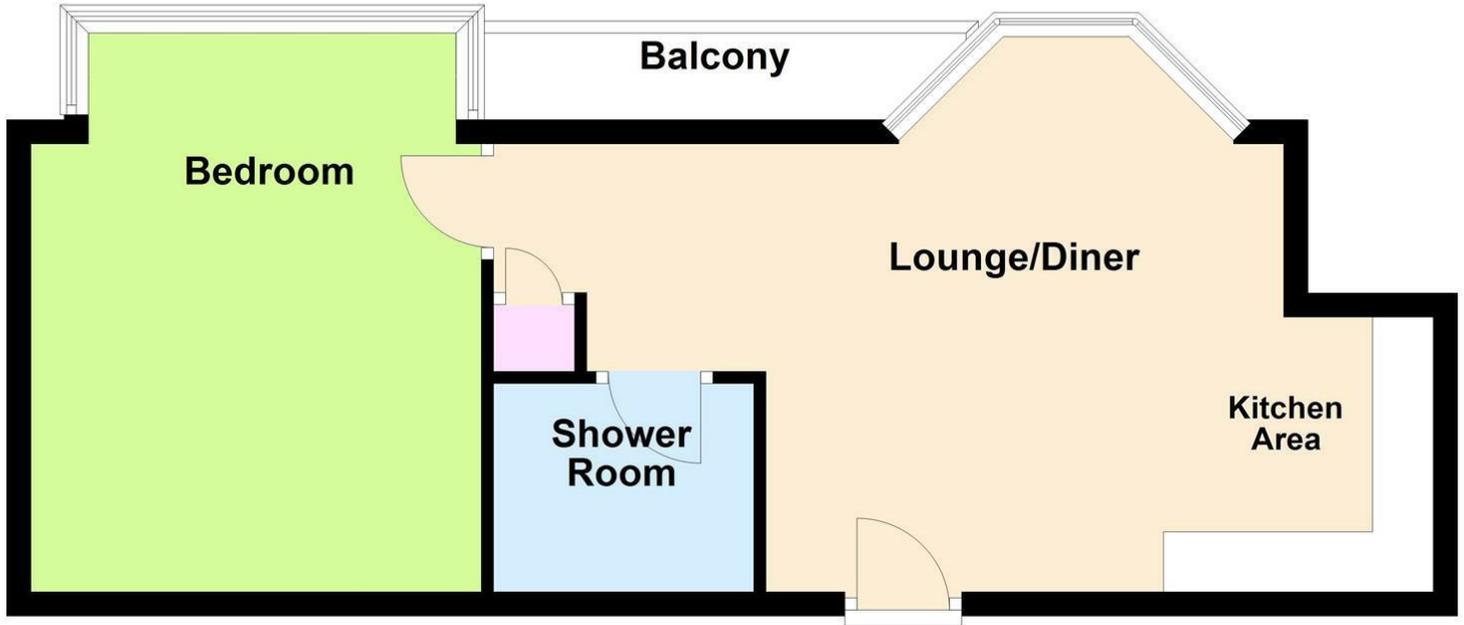
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 44.5 sq. metres (478.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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