



2 Shelley Road, Worthing

£1,100

- Third Floor Apartment
- Allocated Parking Space
- Town Centre Location
- Spacious Lounge
- Amazing Views
- EPC Rating - C (73)
- Council Tax Band - B
- Available End of March

Robert Luff & Co are delighted to present this bright and airy third-floor apartment, perfectly positioned in the heart of Worthing town centre. With an abundance of natural light, this well-maintained property offers a welcoming living space just moments from local shops, parks, restaurants, and excellent transport links, including the mainline station.

The accommodation comprises a communal entrance hall leading to a spacious lounge, a well-appointed kitchen, a comfortable bedroom, and a modern bathroom. An allocated parking space adds further convenience, making this an excellent opportunity for those seeking a well-connected home in a vibrant location. Available from the end of March.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
 Sales | Lettings | Commercial



Accommodation

ENTRANCE

Communal Entrance Hall

Lift and stairs to third floor. Door to leading to:

Entrance Hall

Video entryphone system. Storage Cupboard. Radiator.

Lounge 18'8 x 12'8 (5.69m x 3.86m)

Double glazed window to side aspect with rooftop westerly views. Television point. Radiator.

Kitchen 9'10 x 7'0 (3.00m x 2.13m)

A range of matching modern grey gloss fronted wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in single oven. Four ring gas hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Part tiled walls. Wall mounted gas boiler. Radiator. Double glazed window to side aspect with westerly rooftop views.

Bedroom 13'0 x 11'3 (3.96m x 3.43m)

Double glazed window to rear aspect with views towards the South Downs. Double wardrobe with hanging and shelving. Radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level flush WC. Extractor fan. Heated towel rail. Part tiled walls. Storage cupboard with shelving.

OUTSIDE

Parking

Allocated parking space.

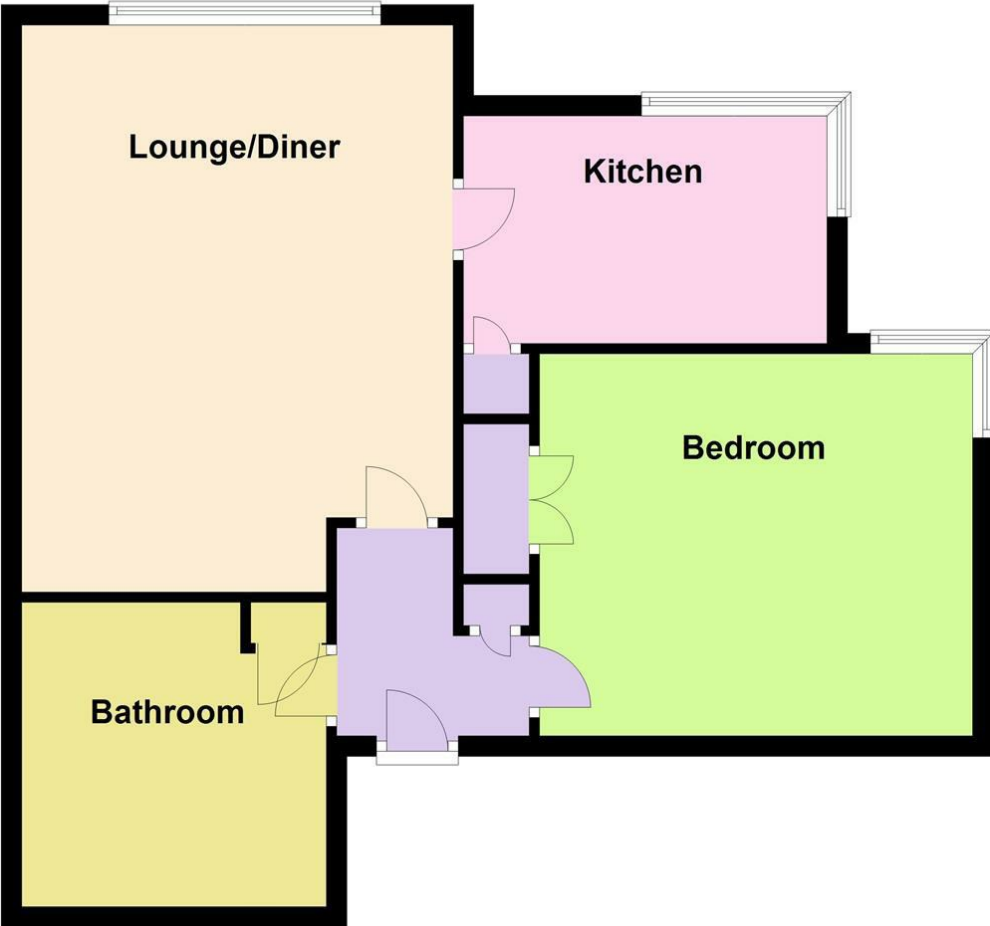


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floor Plan



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		
	75	77
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		
	56	72
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.