

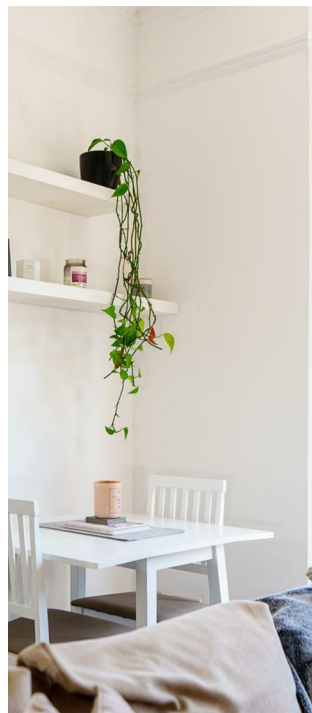
H&N



Shelley Road  
Worthing

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EST. 1990





# Shelley Road, Worthing, BN11 4BX

Guide price £170,000

A charming one double bedroom flat located in the poets district near Worthing town centre, situated in a converted Victorian mansion house on the corner of Shelley and Tennyson Road, this charming home offers a delightful blend of elegance and modern convenience. The period home has high ceilings adorned with original cornice throughout, creating a sense of grandeur and space.

Included with this property is un-allocated residents-only private car park, making it an ideal choice for those who require safe off road parking with easy access.

This delightful flat is perfect for individuals or couples seeking a stylish home in a prime location, with the charm of Victorian architecture and the benefits of modern living.

Approached via the period front door, the Victorian stair case rises to the first floor where this apartment is situated at the front of the building. Once inside the flat, you are welcomed into an exceptionally light and spacious living room with south-facing views. This inviting space is perfect for relaxation or entertaining guests, allowing natural light to flood in throughout the day. There is an open-plan kitchen to one side, which flows seamlessly into the living area, creating a warm and inviting atmosphere. The modern kitchen is equipped with integrated appliances, ensuring that all your culinary needs are met.

The layout is thoughtfully designed to maximise the use of space, the well-appointed generous size double bedroom has a bay window with pleasant views and provides a comfortable and peaceful retreat. In the bathroom there is a shower enclosure with an electric shower, wash hand basin and W.C. This property has upgraded loft insulation and a new EPC issued in 2026.

## Location

Many towns boast areas named after famous poets and Worthing is no exception, near the town centre you will find Byron Road, Shakespeare Road, Longfellow Road and Shelley Road. These streets are among the most sought-after by home buyers, thanks to their convenient proximity to rail, seaside and town amenities.

The location of this property is ideal, with the seafront, pier and promenade only 0.3 miles in distance and Worthing mainline train station only approximately 0.6 miles away. Worthing town centre has a comprehensive range of shopping facilities, theatres, cinemas, museum and art gallery, there is also a wide selection of restaurants, cafe's and bars in addition to the bowling alley and Splash Point indoor swimming pool.

To the east along the seafront is Brooklands Pleasure Park, and the south downs are found to the north of the town. Regular bus services are on the door step providing easy travel across Worthing, nearby towns, villages and Brighton city centre.

## Additional Information

EPC rating: E

Internal measurement: 441 Square feet / 41 Square metres

Tenure: Leasehold - New Lease upon completion - 999 years, peppercorn ground rent.

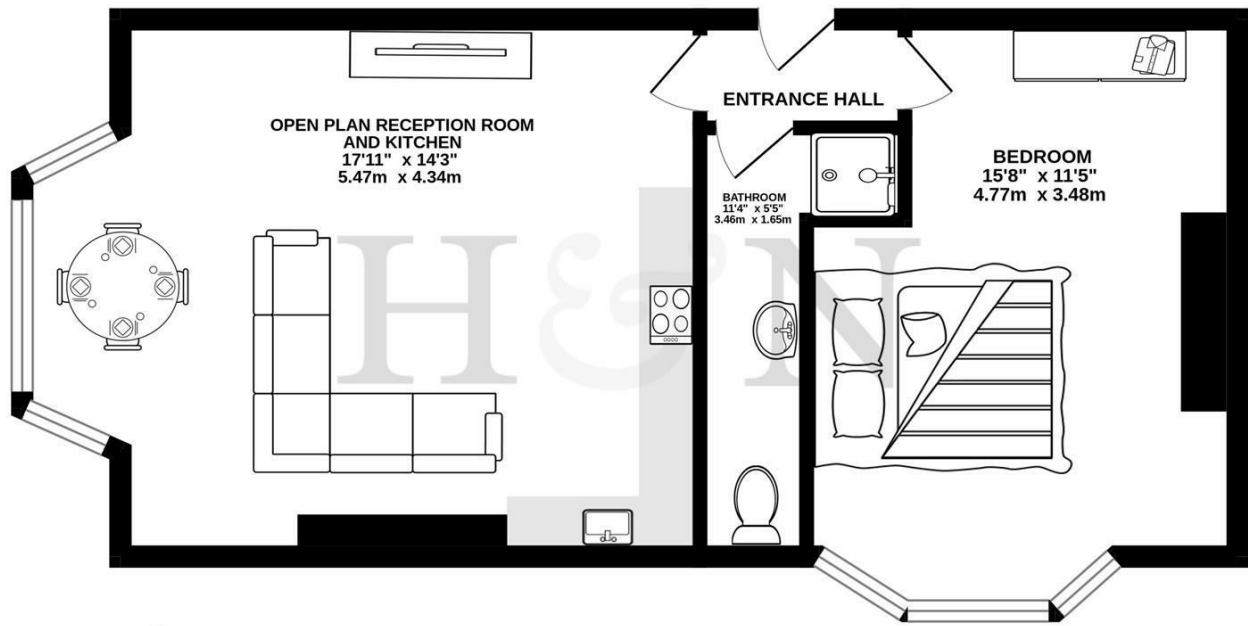
Maintenance charges: £2,640 per year.

Council tax band: A

Parking zone: B

Agents note: In accordance with the Estate Agents Act 1979 we declare that the vendor of this property is associated with Healy & Newsom Estate Agents Limited

## FIRST FLOOR



TOTAL FLOOR AREA : 441sq.ft. (41.0 sq.m.) approx.

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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### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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