



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



55 Shakespeare Road

, Worthing, BN11 4AT

Guide price £285,000

Leasehold - Share of Freehold Council Tax Band B



This well presented ground floor garden apartment is ideally located within Worthing's ever popular 'Poet's Corner'.

The accommodation comprises entrance hall, two good size double bedrooms, one with feature box bay window, and the other with patio door to garden.

There is a modern fitted kitchen with a range of base and eye level units, a well equipped shower room, and living room with pleasant views of the garden.

Externally to the front, there is a paved driveway leading to front entrance. To the rear is a particular feature being of westerly aspect, and is laid mainly to lawn with patio seating area. There is a brick built greenhouse room (which is in need for repair) along with an outdoor W/C.

Further benefits include gas fired central heating, a remainder of a 999 year lease and is being offered for sale with NO FORWARD CHAIN.

Situated in Shakespeare Road, the property is just a short walk from mainline railways stations which give great access to most major towns and cities.

The property is also close to the park. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 1 mile distance.

Lease length remaining - 979 years  
Service charge - on an 'as and when' basis split with upstairs flat

### Entrance Hall

### Bedroom One with box bay window

15" x 13" (4.57m x 3.96m)





Bedroom Two  
12' x 11'9 (3.66m x 3.58m)

Kitchen with range of base and  
eye level units  
12'3 x 9'4 (3.73m x 2.84m)

Living Room  
11'11 x 10'10 (3.63m x 3.30m )

Shower Room  
6'9 x 6'1 (2.06m x 1.85m)

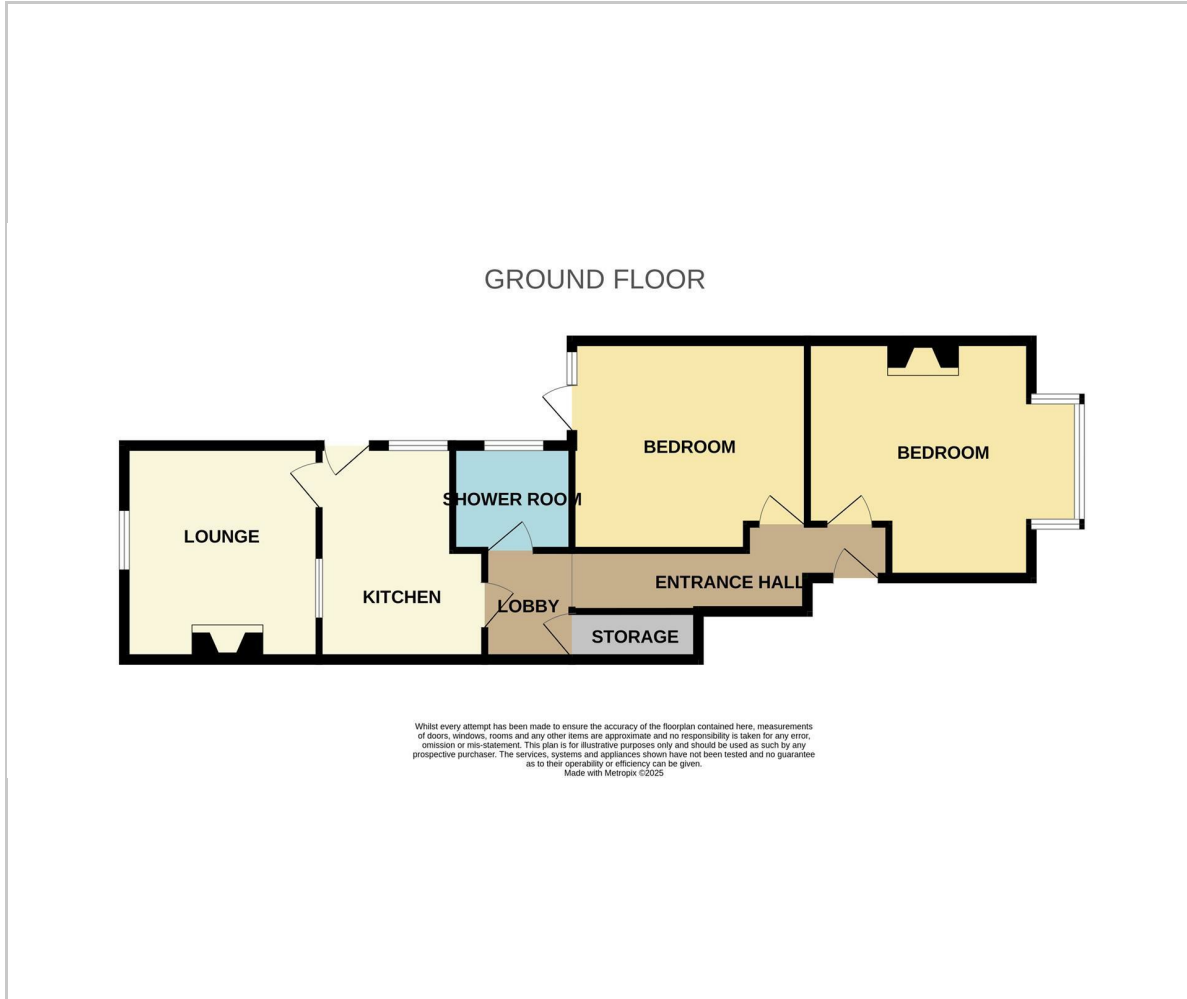
West Facing Private Garden

Outdoor W/C

Brick Built Greenhouse



## Floor Plan



## Viewing

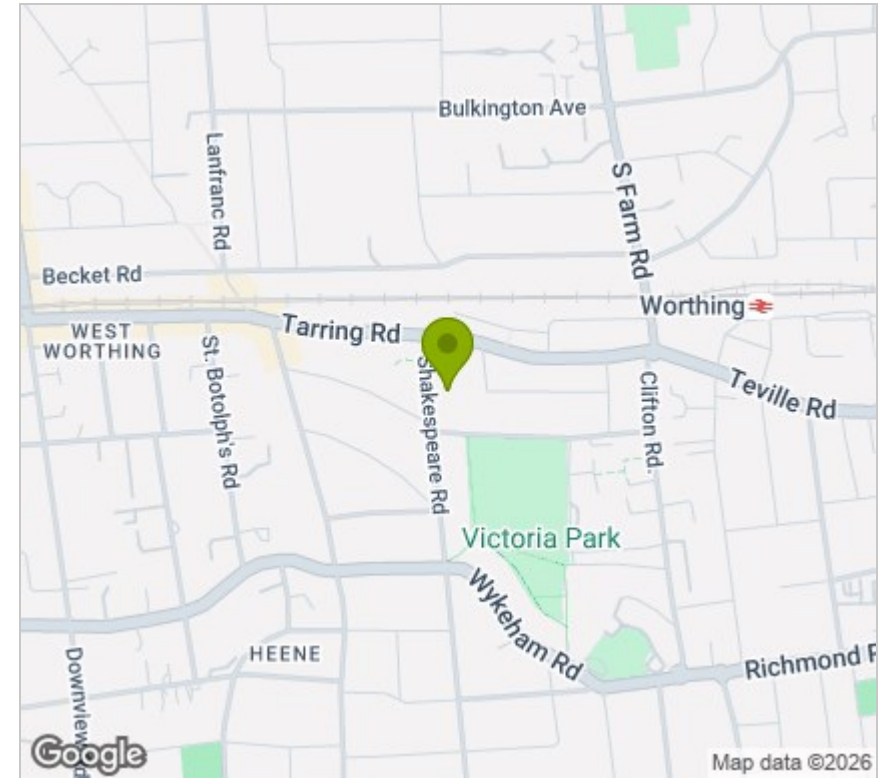
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

