



Town Centre

Flat 4, 9 Shelley Road, Worthing, West Sussex, BN11 1TU

Asking Price £130,000 Leasehold

Michael
Jones
& Company

- First Floor Flat
- Town Centre Location
- No Forward Chain
- Spacious Lounge
- Modern Fitted Kitchen
- Double Bedroom
- Re-Fitted White Bathroom/WC
- Ideal First Time Buyer Or Buy To Let

Location

Located in the heart of the town centre and being within a few hundred yards of comprehensive shopping facilities at Montague Street with coffee shops, eateries and bars. The property is convenient for Worthing seafront and Worthing mainline railway station.

The accommodation with approximate room sizes comprises as follows:

Communal Entrance

With security entry phone.

Stairs To First Floor

Personal door to entrance hall.

Entrance Hall

Access to loft area and wall mounted entry phone.

Lounge

14'6" x 13'1" (4.42m x 4m) Three double glazed windows, tv aerial point, telephone point, night storage heater and coved ceiling.

Open Plan Kitchen

9'2" x 5'9" (2.8m x 1.75m) Comprising one and a quarter bowl stainless steel sink unit set into work surface. Wall and base units. Four ring electric hob with canopy style hood above and oven beneath. Space and plumbing for washing machine. Space suitable for upright fridge/freezer. Wine rack. Under unit lighting and coved ceiling.

Bedroom

11'2" x 10'8" (3.4m x 3.25m) Two windows, one being double glazed. Night storage heater and meter cupboard.

Bathroom

A re-fitted white suite comprising of panel enclosed bath with wall mounted shower and shower screen. Vanity unit with wash hand basin and drawers under. Low level WC. Double glazed window. Heated towel rail and part tiled walls.





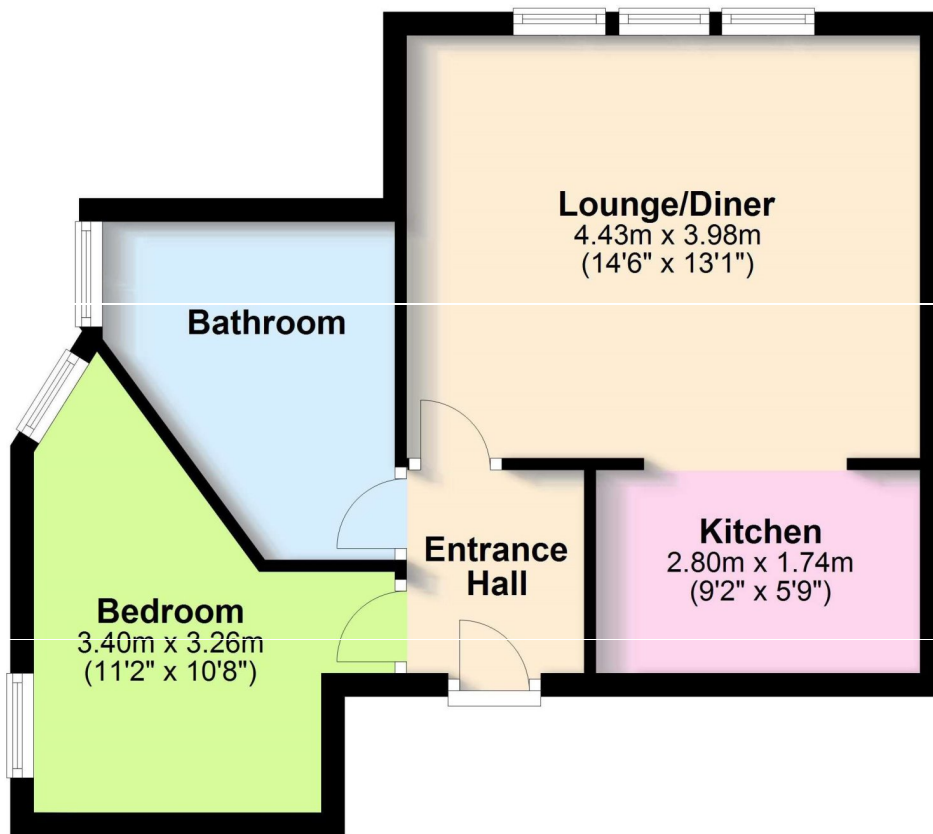
Viewing

Strictly by appointment through Michael Jones & Company.

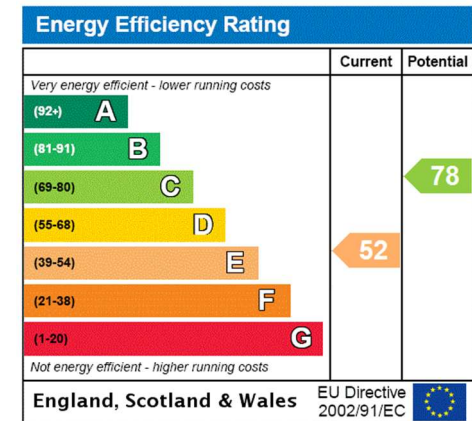
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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