



**Corville Court  
Shelley Road  
Worthing  
West Sussex  
BN11 4DF**

**Offers in Excess of £262,000**

**bettermove**

# Shelley Road

## Worthing

Bettermove are proud to present this ground floor 2 bedroom flat in Worthing available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the residents parking area. The council tax band is D.

This is a leasehold property with 146 years remaining on the lease; there is no ground rent and the service charges are approximately £2,000 per annum.

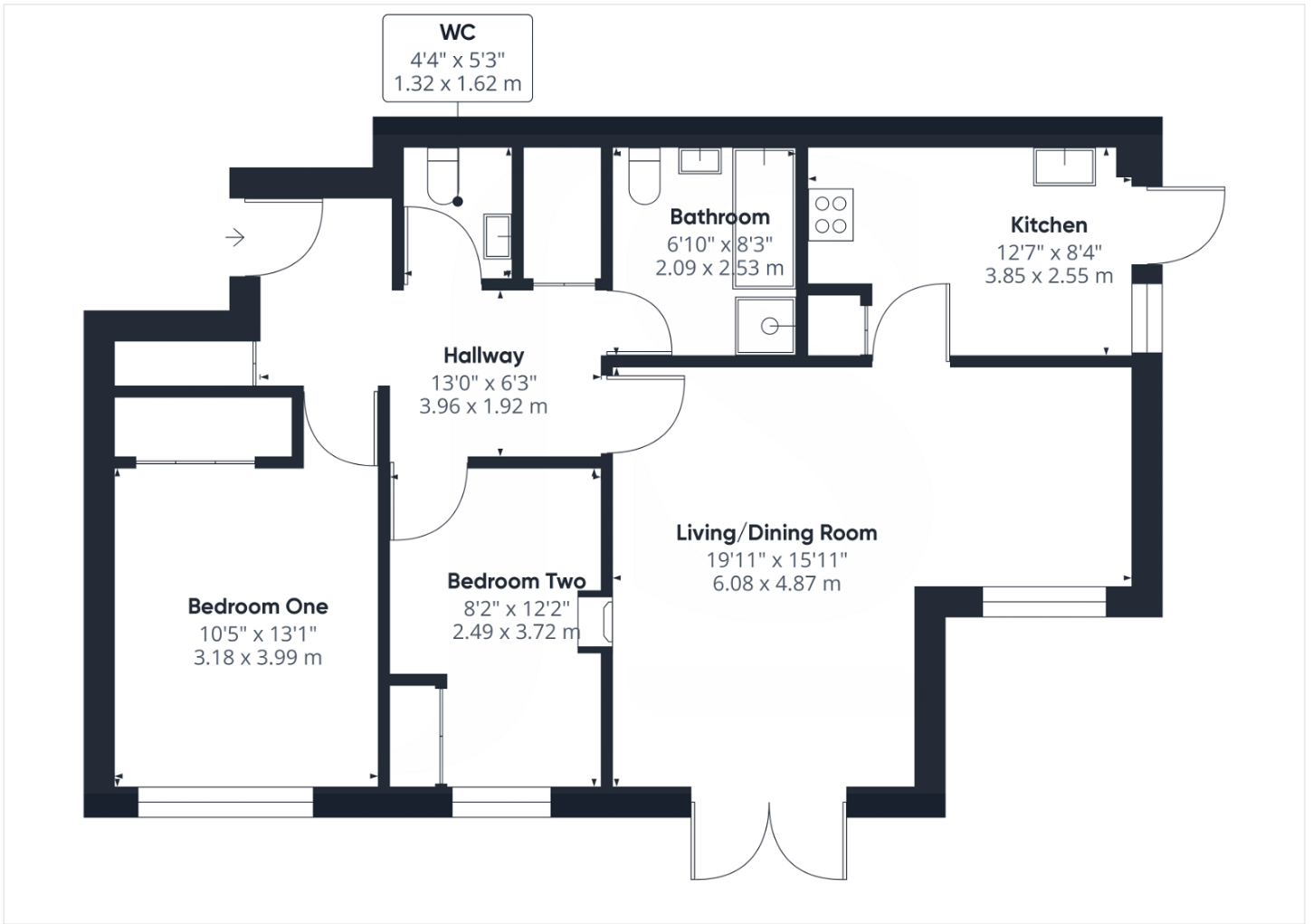
The interior of this property comprises a spacious living room with dining area, the fitted kitchen, two double bedrooms, family bathroom and separate WC on the ground floor of the building. The exterior of the property boasts well maintained communal gardens, perfect for enjoying the summer months.

Located in the popular seaside town of Worthing, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Worthing Train Station, the A27, the A24 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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