



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



Flat 3 Shire House

35 Downview Road, West Sussex, BN11 4QL

£260,000

- Elegant first floor apartment in a character conversion
- Prime location close to Worthing town centre and the seafront
- Large lounge/dining room with sash windows
- Modern fitted kitchen with integrated oven and gas hob
- Two bedrooms including spacious main with en suite shower room
- Separate WC
- Off road parking
- Well-maintained building with a Share of Freehold
- Private storage cupboard in the basement
- No chain

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Tucked away on a peaceful tree-lined road just moments from the seafront and town centre, this first floor apartment offers a superb blend of space, natural light and period charm. Set within the elegant surrounds of a handsome red brick villa, the well-maintained communal entrance instantly gives a sense of character and scale.

Step inside and you're greeted by an inviting entrance hall with fresh white walls and soft carpeting underfoot. A flowing layout unfolds ahead, creating a light-filled and versatile home perfect for both relaxing and entertaining.

To the front, the heart of the apartment is a superbly sized lounge/dining room where sash windows draw in the daylight and provide leafy rooftop views. High ceilings with cornicing lend a timeless grace, while a wide archway opens into a fitted kitchen, neatly arranged with light wood cabinets, granite-effect worktops and integrated appliances, including a gas hob and built-in oven.

The main bedroom is beautifully proportioned with three large windows and a sense of calm space. Built-in wardrobes provide useful storage and a modern en suite shower room, finished in warm neutral tones, adds a welcome touch of privacy. A second bedroom enjoys views to the front and would make an excellent guest room, home office or dressing room if preferred. A separate WC completes the layout, adding convenience for visiting friends and family.

In Your Local Area

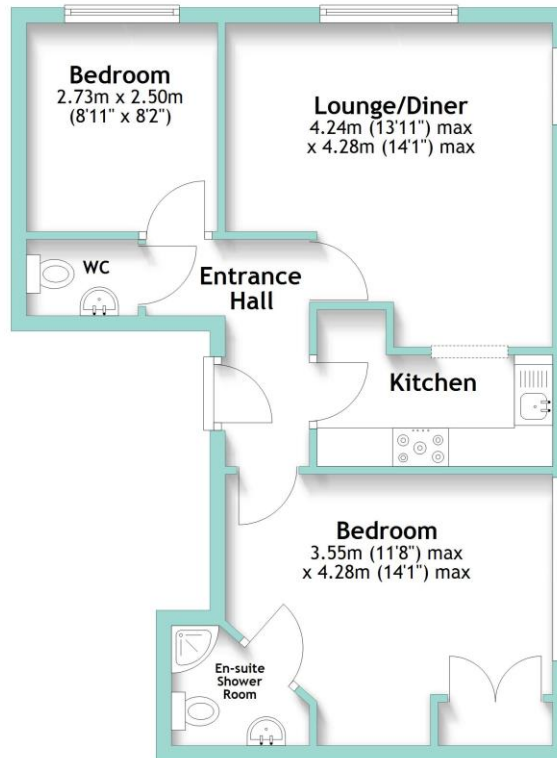
Perfectly positioned on one of Worthing's most desirable roads, Shire House is just a short stroll from both the seafront and town centre amenities. A wide selection of cafés, restaurants, shops and theatres are within easy reach, while Worthing mainline station is under a mile away for direct links to Brighton and London.

Whether you're looking for a peaceful coastal home or a well-connected town base, this apartment offers the best of both worlds.



First Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



Total area: approx. 51.5 sq. metres (554.4 sq. feet)

| 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 | | |
| England & Wales | 72 | 78 |
| EU Directive 2002/91/EC | | |

Council Tax: Adur & Worthing Band B

Tenure: Leasehold

Lease: Approximately 977 years remaining

Current Service Charge: £878 Half Yearly

Current Ground Rent: Peppercorn

Flood Risk:

Rivers and the sea: Very Low

Surface Water: Very low

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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