

Corvill  
Court Shelley Road  
Worthing  
BN11 4DF



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS

# Corvill Court Shelley Road

## £252,000

### COMMUNAL HALLWAY

Outside entry phone, double glazed doors, communal gardens, shrubs, trees, laid to lawn, inner door leading to inner communal hallway

### INNER COMMUNAL HALLWAY

Lifts to all floors, side entrance to rear garden

### PRIVATE INNER HALLWAY

Entry door, spy hole, doorbell camera, ceiling with coving, textured ceiling, 2 x single radiator, concrete flooring, 1 x single fitted built in cupboard with shelving and hanging space, 1x additional single fitted built in cupboard with shelving only, wall light, ceiling light, shelf above radiator, entry phone wall mounted, thermostat wall mounted.

### CLOAKROOM

WC and handbasin

Wall mounted extractor, low level flush beige, handbasin beige with shelf, vinyl flooring, textured ceiling, tiled splashback above hand basin

### BATHROOM AND SEPARATE SHOWER

Part tiled bathroom provides bath, low level WC, pedestal wash basin.

Separate fully tiled walk-in enclosed TRITON SEVILLE shower.

Textured ceiling, vinyl flooring.

### LOUNGE DINING ROOM

A sunny, L-shaped reception room greets you. Double glazed full length doors bring a view of the private patio and communal garden indoors.

Lounge/Dining - textured ceiling with coving, double glazed windows, 1 x single radiator, 1 x double radiator, concrete flooring, electric fireplace with surround, 4 x wall lights, glass panel door

### KITCHEN

The kitchen provides space for appliances; Worcester boiler

Textured ceiling, part tiled, single door fitted cupboard, single radiator, gas hob with extractor hood above, range of floor and wall cupboards, space for oven, vinyl flooring, single stainless steel drainer with mixer taps, double glazed windows, electric sockets, south facing, door to side garden

### BEDROOM 1

A large single/small double bedroom offers additional space for a member of the family or staying guest or could be used as an office/study. Fitted wardrobes, textured ceiling with coving, vinyl flooring, double glazed window, single radiator, ceiling light and wall light



## Contact

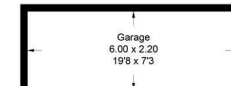
01273-735237

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[www.callawaysestateagents.co.uk](http://www.callawaysestateagents.co.uk)

### Flat 2, Corvill Court, Worthing

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 93.7 sq m / 1008 sq ft



(Not Shown In Actual Location / Orientation)

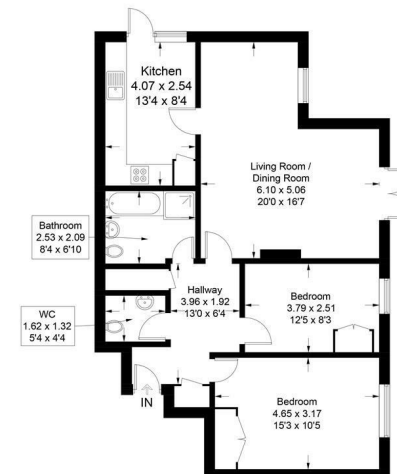


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146522)

Local Authority

Worthing Borough Council

Council Tax Band D

EPC Rating D