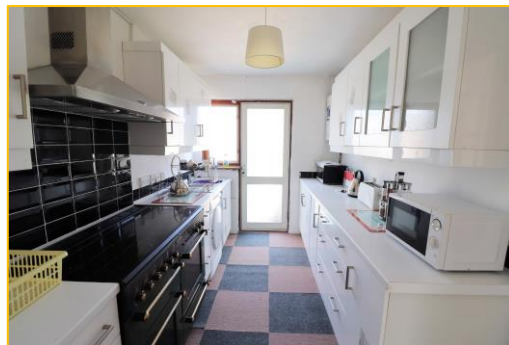




- **THREE BEDROOM FAMILY HOME**
- **2 RECEPTION ROOMS**
- **ADDITIONAL LOFT ROOM**
- **SOUTH FACING REAR GARDEN**
- **OFF ROAD PARKING**
- **NO ONGOING CHAIN**



**130 Congreve Road**  
Worthing BN14 8EW

**£395,000**

A lovely three bedroom terraced family home in the popular Broadwater area within easy access to local primary, middle and secondary schools, local shops and mainline train station. The property has recently undergone some improvement by current owner. Accommodation comprises: entrance porch with double glazed door and window, lounge with arch to dining room with double glazed patio doors to rear garden, kitchen with newly fitted kitchen units and Rangemaster four ring gas hob, hot plate and double oven, three bedrooms with double glazed windows and an additional loft room accessed via a loft ladder. The rear garden is South facing and approximately 90ft with great potential! Currently there is an area at rear of kitchen with a outside toilet and storage and to the rear of the garden there is a workshop/office but these outbuildings will need some attention.

**Entrance Porch**

Double glazed window and door and door to hallway.

**Lounge** 11' 10" x 11' 10" (3.60m x 3.60m)

Double glazed window to front, feature fireplace with gas fire, radiator, arch to dining room.

**Dining Room** 12' 0" x 10' 3" (3.65m x 3.12m)

Double glazed patio doors to rear garden, radiator, door to kitchen.

**Kitchen** 12' 4" x 7' 0" (3.76m x 2.13m)

Double glazed door and window to rear, 'Rangemaster' 4 ring gas hob and 2 hot plates with double oven below, white gloss cupboards and drawer units, sink and drainer unit, space for washing machine and fridge/freezer.

**Bedroom 1** 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window to front, radiator.

**Bedroom 2** 10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to rear, range of fitted wardrobes, radiator.

**Bedroom 3** 8' 7" x 7' 4" (2.61m x 2.23m)

Double glazed window to front, storage cupboard, radiator.

**Loft Room**

Velux window to the rear

**Family Bathroom**

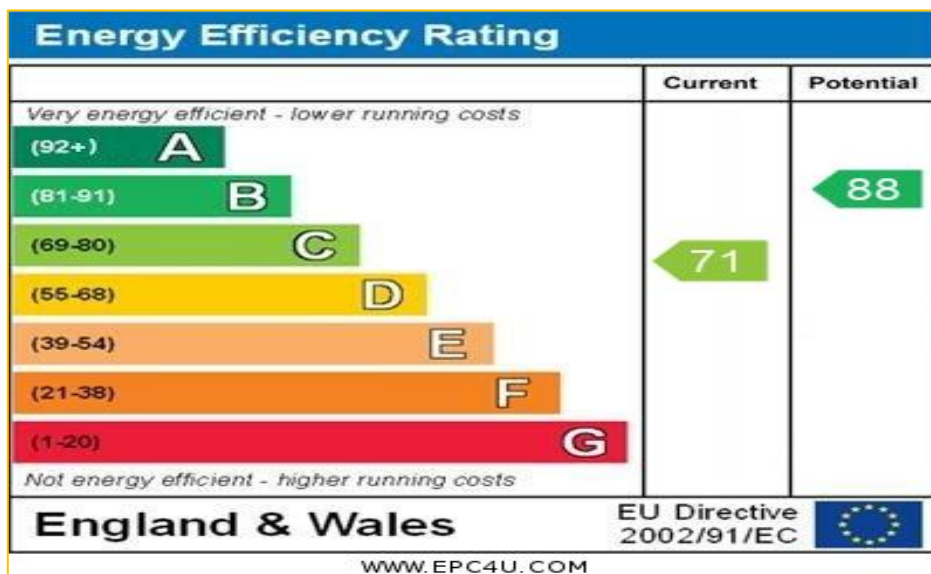
Double glazed window to rear, bath with power shower over and shower screen, pedestal wash hand basin, wc, overhead storage cupboards, tiled floor and walls.

**Front Garden**

Laid to paving providing off road parking.

**Rear Garden**

The rear garden is South facing and has open views to the rear. At present the garden is in a natural state with bushes and shrubs but has great potential being that it is approximately 90ft, in addition there are also outbuildings to the rear which need attention but again great potential for home office or workshop etc. Outside the kitchen door there is also a small covered area and wc but again needs some attention.





**traditional values** modern thinking