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## 22 West Street

Worthing, BN11 3HD

£380,000

A well presented, two bedroom, terraced cottage offered for sale with no onward chain.

West Street in Worthing lies adjacent to Marine Parade and is in the heart of Worthing's bustling town centre and is within a short walk of a comprehensive range of shops, cafes and restaurants as well as being a stone's throw from the seafront and well maintained promenade which is at the end of the road. The historic pier is close by as is the Connaught Theatre and the Dome cinema together with Beach House Park and Highdown Gardens. Worthing station has connections to London Victoria or London Bridge in under an hour and a half. The 700 Coastliner bus travels along Marine Parade to destinations along the coast. If travelling by car the A27 and A24 provide access to all surrounding areas.

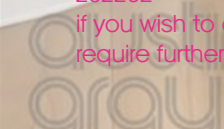
The front door opens into a small vestibule and then into the light and airy through sitting/dining room which in turn leads through to the kitchen and on to the utility room which is well equipped with ample cupboard and drawer storage. A door from the kitchen leads out to the pretty rear garden which is walled and has gated rear access at the back. On the first floor is a double bedroom and family bathroom/WC and on the second floor a further spacious dual aspect bedroom. Council tax band B

This house makes an ideal first time purchase or holiday home by the sea.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



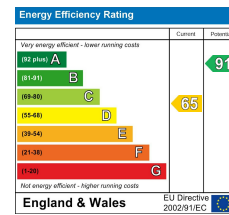
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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