



Little Pembrokes | Downview Road | Worthing | West Sussex | BN11  
4NL Guide Price Of £380,000







We are delighted to be able to offer a refurbished, end of terrace house to the market. The property offers three bedrooms, modern kitchen, lounge/ dining room, ground floor WC and re-fitted bathroom. The property also benefits from two allocated parking spaces, rear garden and situated in a quiet cul de sac.





## Key Features

- End Of Terrace House
- Three Bedrooms
- New Double Glazed Windows & Doors
- Gas Fired Central Heating
- Modern Kitchen
- Re-Fitted Bathroom
- Allocated Parking Spaces
- Quiet Cul De Sac
- Close To Local Facilities & Railway Station



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance hall with access to ground floor rooms and understairs storage cupboard, the ground floor has been recently been laid with all new flooring. The modern fitted kitchen is located to the front of the property with modern eye level and base units, built in oven, gas hob with extractor above, integrated washing machine, breakfast bar, sink and drainer. The lounge/ dining room is located to the rear of the property with sliding doors looking out to the rear garden. The ground floor WC comprises of WC and wash hand basin with storage below. On the first floor there are three bedrooms, all have been repainted and new carpets laid. Bedroom one benefits from built in wardrobes. The re fitted bathroom comprises of tiled walls, bath with shower above and glass screen, WC and wash hand basin with storage below.

### EXTERNAL

To the front there is a pathway leading to the front door with lawn and shrubbery borders. The rear garden has been laid to lawn with patio, timber shed and timber gate giving side access. The property also benefits from two allocated parking spaces.

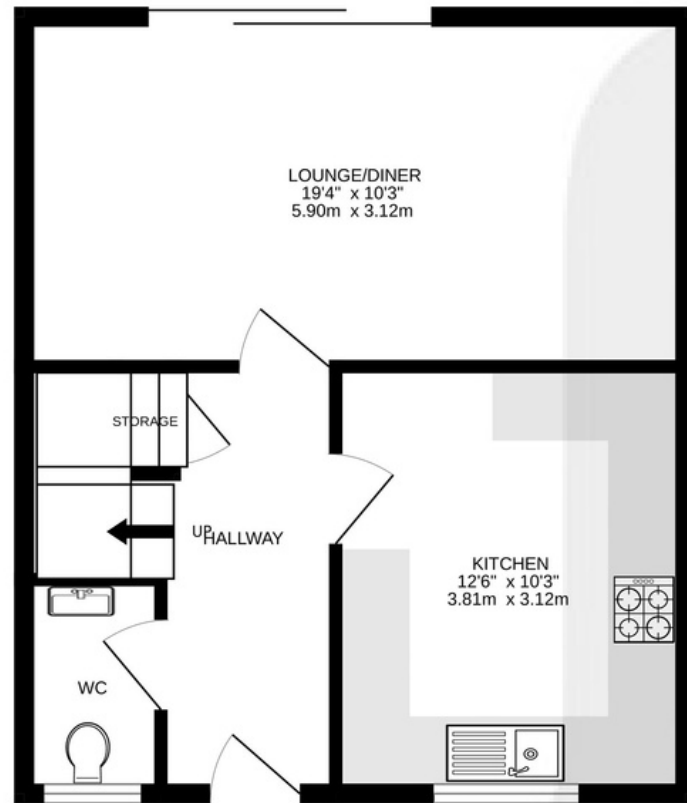
### LOCATION

Just of Downview Road. There is a quiet driveway that leads down to Little Pembrokes. The property is only roughly a two minute walk away from West Worthing Railway Station. The property is also within walking distance to local shopping facilities on Tarring Road and South Farm Road. Worthing Town Centre is located only 0.9 miles away and bus routes run locally on Tarring Road, Grand Avenue and Mill Road.

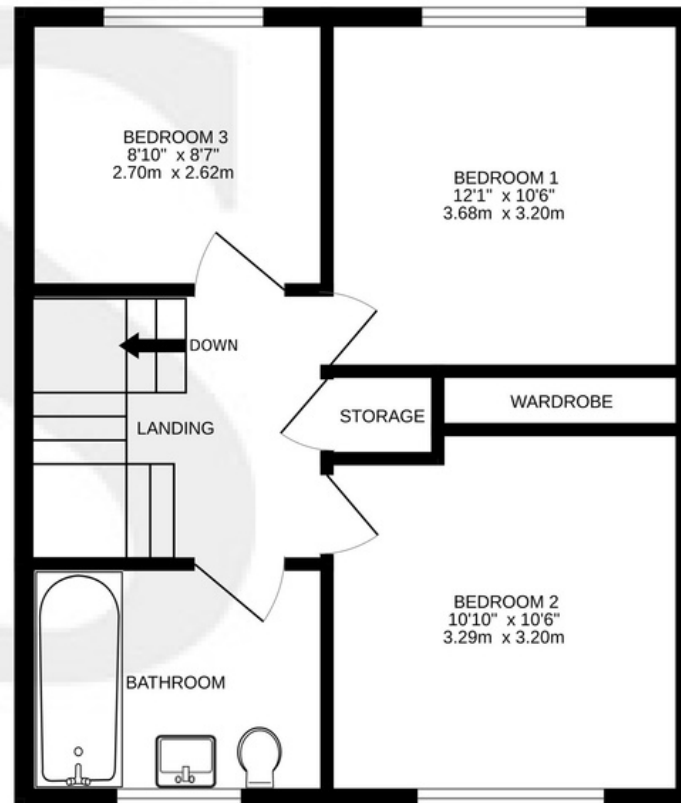




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC):64 sqm

Tenure: Freehold

Council tax band:c

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.