



Highfield Road | Worthing | West Sussex | BN13 1PX
Offers Over £525,000





We are pleased to be able to offer an extended, period style, semi detached house. The property offers three bedrooms, two reception rooms, modern fitted kitchen and modern bathroom. The property also benefits from off road parking, rear garden and no ongoing chain.



Key Features

- Extended Semi Detached House
- Three Bedrooms
- Modern Kitchen/ Breakfast Room
- Two Reception Rooms
- Modern Bathroom
- Off Road Parking
- Rear Garden
- Close To Local Shops
- Chain Free



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance with secondary door leading into the entrance hall. The first reception room offers the original fireplace with fire surround. The second reception room offers a fireplace with feature surround and French doors leading to the garden. The property benefits from a downstairs w/c which is located under the stairs. The extended kitchen offers modern wall and base units with integrated appliances including fridge/ freezer, washing machine, dishwasher, range cooker, sink, drainer, skylights and bi fold doors out onto the rear garden; also has under floor heating. On the first floor there are three bedrooms all with original floorboards. The modern bathroom offers roll top bath with mixer tap and shower attachment, walk in shower with shower above, wash hand basin and WC. The property has a large attic space with scope to convert.

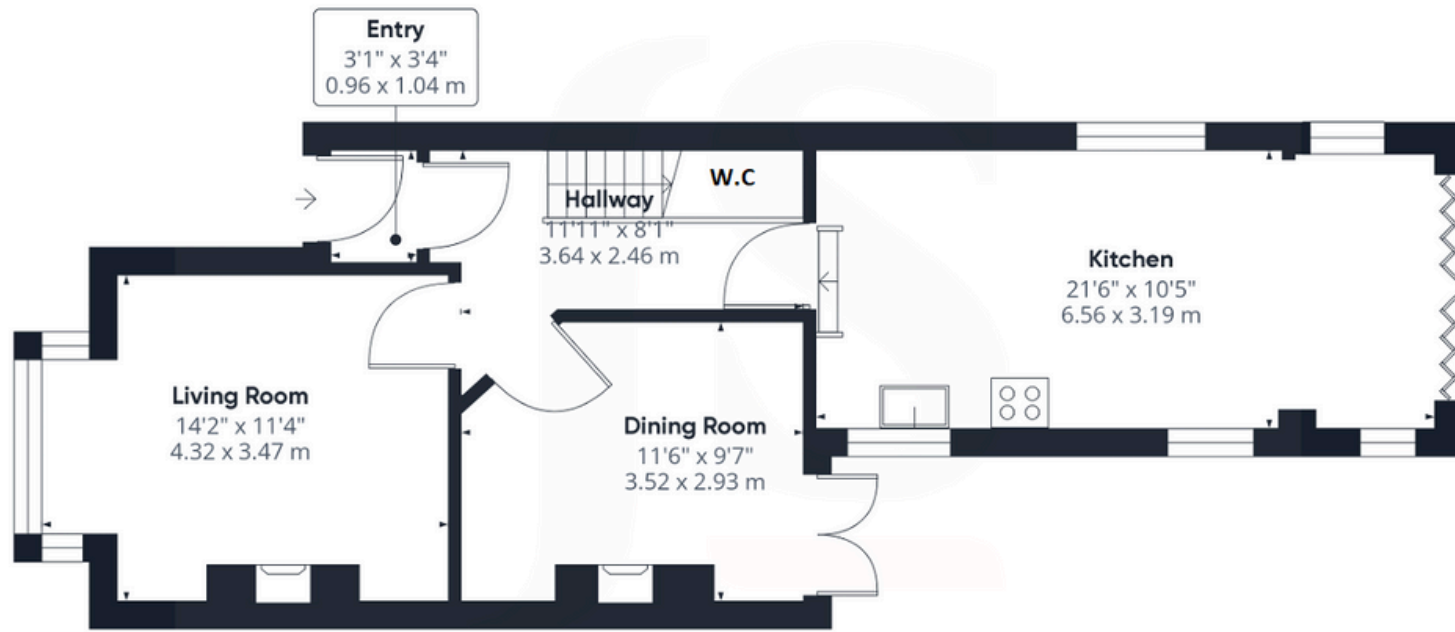
EXTERNAL

To the front there is off road parking and side access via gate to the rear garden. The rear garden has been laid to lawn and brick paving providing plenty of space for outdoor furniture. Brick built BBQ and pizza oven, timber tree house and timber shed to the rear.

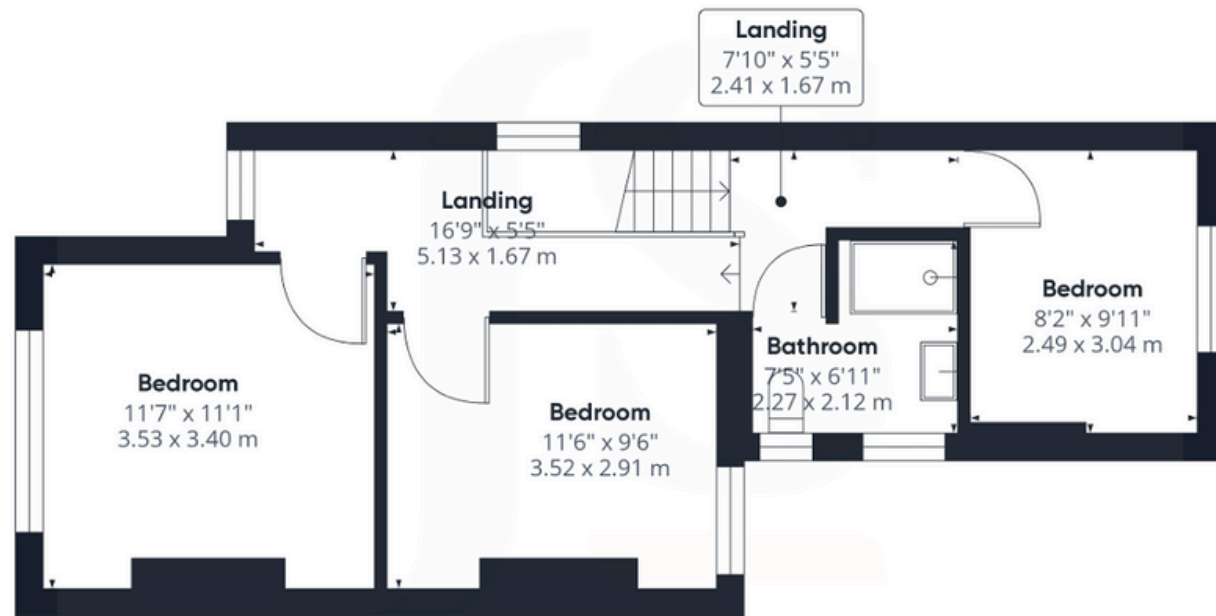
LOCATION

In the Thomas A Becket area of Worthing. Local shops are available within a short walk from the property at either Rectory Road or Broadwater's main high street. Falling under the Thomas A Becket school catchment area the road is very popular with families of all ages. West Worthing Station is easily accessible by foot or by car. Buses run nearby on Littlehampton Road.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1021.97 ft²
94.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 103 sqm

Tenure: Freehold

Council tax band: D

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.