



**Pelham Road, Worthing, BN13**

**£380,000**





**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen
- Modern Bathroom
- South Facing Rear Garden
- Thomas A'Becket School Catchment Area
- Close To Local Shopping Facilities
- Close to West Worthing Railway Station

We are delighted to bring to the market a mid-terrace home, ideally located in a sought-after residential area. The property features three bedrooms, two spacious reception rooms, a stylish refitted kitchen, and a modern family bathroom. Further benefits include a south facing rear garden and its position within the highly regarded Thomas A'Becket catchment area.







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### **INTERNAL**

The front door opens into a welcoming entrance hall with access to understairs storage, as well as doors leading to the lounge and kitchen. The lounge features a bay-fronted window and an opening through to the dining room, which enjoys views over the rear garden and also provides access to the kitchen. The refitted kitchen is well-equipped with a range of wall and base units, a built-in double oven, gas hob, spaces for an under-counter fridge and freezer, plumbing for a washing machine, a sink with drainer, and a door opening out to the garden. On the first floor, there are three bedrooms, with bedrooms one and two benefiting from built-in wardrobes. The refitted bathroom comprises a bath with shower over and glass screen, wash hand basin, and WC.

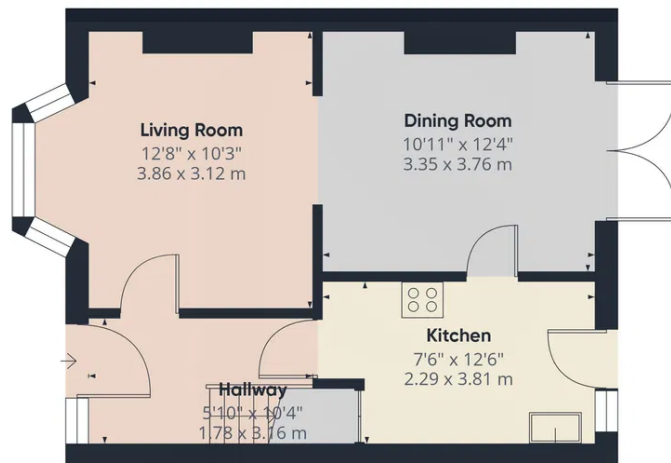
### **EXTERNAL**

To the front of the property, the garden is laid to lawn with a pathway leading to the front door. The south-facing rear garden is arranged in two sections, featuring a patio area with a picket fence and gate opening to a further lawned area complete with a timber shed.

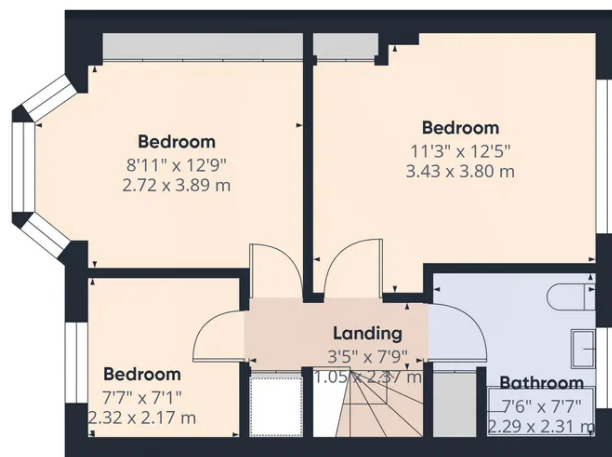
### **SITUATED**

Located in Tarring, Pelham Road sits within the desirable Thomas A'Becket school catchment, with the primary school conveniently situated at the end of the road. West Worthing train station is approximately 0.8 miles away, while the charming Tarring Village is just 0.4 miles from the property. Worthing town centre, offering a wide range of shops, restaurants, and theatres, is around 1.5 miles away.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

834 ft<sup>2</sup>

77.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.