



Abbots Close | Worthing | BN11 1JB
Asking Price Of **£675,000**





Detached Victorian property in a quiet close in the heart of the town centre.

The property accommodates a large living room, kitchen/dining room, ground floor bedroom with ensuite, three further first floor bedrooms and family bathroom.

Key features:

- Victorian Property
- Link Detached
- Four Bedrooms
- Two Bathrooms
- Dual Aspect Living Room
- Spacious Kitchen/Dining Room
- Character Features Throughout
- Off Road Parking
- Quiet Close in a Central Location

 4 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL This beautiful bright cottage was built in the mid 1800's and offers a wealth of Character throughout. From the newly installed front door you are welcomed into a large entrance hall with stairs to the first floor and doors leading off to the living room and kitchen. The living room being dual aspect and offering a feature open fireplace and bifold doors leading onto the West facing garden. The kitchen offers all the room the growing family needs with space for a large dining table, a range of fitted units, solid worksurfaces and range cooker, dual aspect and offering a handy door to the rear garden. The former garage has been beautifully converted into a fourth bedroom with ensuite, using timber beams to keep the character feel.

Leading to the first floor there are three bedrooms with the main bedroom having feature arch windows and exposed beams. The family bathroom has been re-fitted with a traditional suite, including a roll top bath with shower over, wash hand basin and toilet.

EXTERNAL Through iron gates there are two off road parking space adjacent to the property. The rear garden is a popular West aspect, being laid to decking and patio with raised flower beds and enclosed by hedge row. Double gates offer useful side access to the Close .

SITUATED Located in a popular and residential cul-de-sac, behind iron gates and in the heart of Worthing's town centre. Perfectly positioned in between Worthing's mainline train station and the seafront. All the ideal amenities are a short walk away, with shops, restaurants, cafes, cinema's and bus routes within 0.5km.

LOUNGE 17' 6" x 11' 9" (5.33m x 3.58m)

KITCHEN/DINING ROOM 16' 0" x 12' 10" (4.88m x 3.91m)

BEDROOM FOUR 14' 7" x 7' 7" (4.44m x 2.31m)

BATHROOM ENSUITE 5' 5" x 4' 5" (1.65m x 1.35m)

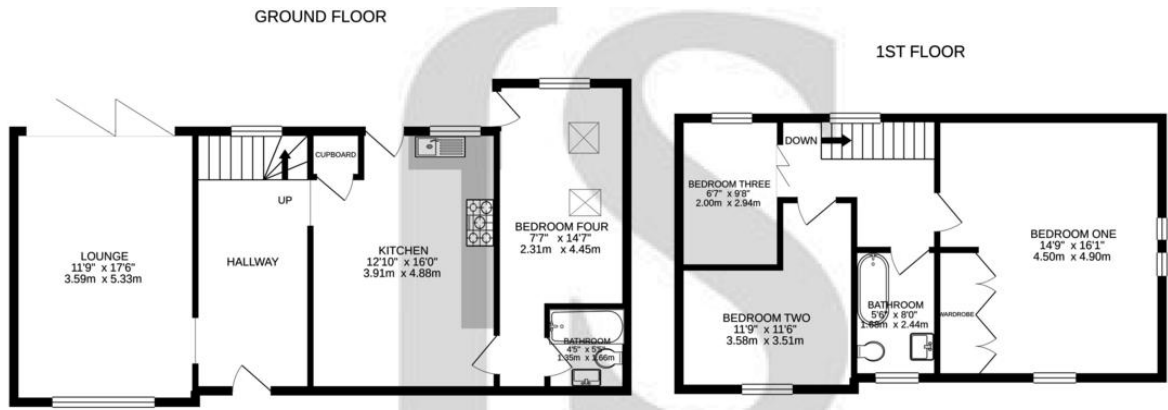
BEDROOM ONE 16' 1" max x 14' 9" (4.9m x 4.5m)

BEDROOM TWO 11' 9" x 11' 6" (3.58m x 3.51m)

BEDROOM THREE 9' 8" x 6' 7" (2.95m x 2.01m)

BATHROOM 8' 0" x 5' 6" (2.44m x 1.68m)





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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EPC TO FOLLOW

Property Details:

- Floor Area: (TBC) – Floor area is quoted from the EPC
- Tenure: Freehold
- Council Tax: Band E

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.