



Congreve Road, Worthing, BN14 8EJ
Guide Price **£385,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Extended Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Ample Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- South Facing Rear Garden With Powered Outbuilding
- Popular Residential Area
- Ground Floor Shower Room
- Suited Vendor

We are delighted to offer for sale this spacious extended mid terraced house in this popular location of Broadwater, close to local shops, amenities and mainline train station. The property boasts three good sized bedrooms, two reception rooms, extended kitchen, ground floor shower room, family bathroom on the first floor, large south facing rear garden with a powered outbuilding and ample off road parking to the front of the house.





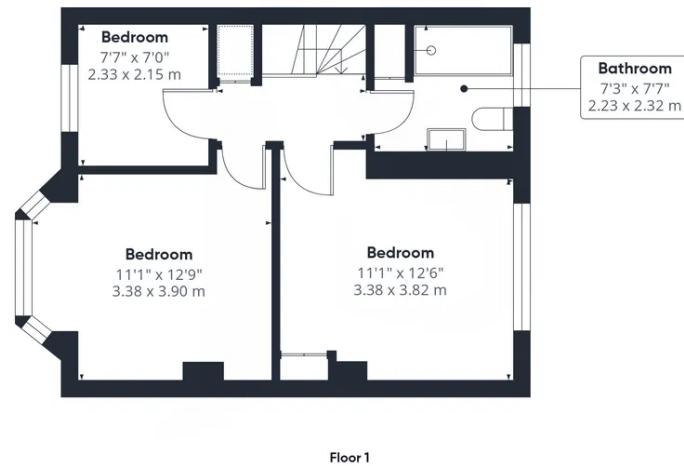
Internal The double glazed front door opens into the welcoming entrance hall with access to all ground floor rooms, stairs rising to the first floor and provides a convenient place to hang coats and store shoes. Positioned to the front of the property and measuring a generous 12'7" x 10'3" is the living room which boasts a double glazed bay window, allowing for a flood of natural morning and evening light. This room has been made open plan with the south facing dining room which measures 10'11" x 12'5" to create a spacious, dual aspect room with plenty of space for both lounging and dining. Positioned at the rear of the house and extended is the kitchen, fitted with an array of cream shaker style wall and floor mounted units with space and provisions for white goods. This room has dual aspect views facing south and west with a sky light. A ground floor shower room has been created off the kitchen and fitted with a toilet, hand wash basin and shower. To the first floor are three bedrooms, with two doubles measuring 11'1" x 12'9" and 11'1" x 12'6" both allowing for a large double bed alongside various other free standing furniture. The third bedroom can allow for a generously sized single bed. The contemporary family bathroom has been fitted with a walk in shower, toilet and hand wash basin.

External At the front of this charming home, a paved driveway, accessed via a dropped kerb, which provides off-road parking for two vehicles. The remainder of the front garden is laid to lawn, bordered by well-established planting. The south-facing rear garden is mainly laid to lawn, with a paved patio at the far end offering an ideal space for outdoor dining or relaxation. A large timber outbuilding, fully equipped with power, adds versatility and could serve perfectly as a home office, gym, or summer house.

Situated Positioned in this extremely desirable road in the Willmore Phillips district of Broadwater, this family home is approximately 0.6 miles to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. East Worthing and Worthing mainline train stations are both less than half a mile away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible location is very popular.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	86	
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Whilst we endeavour to make out 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 purpose 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.