



Littlehampton Road, Worthing, BN13 1PY

Asking Price £340,000

A charming bay fronted Edwardian cottage that exudes timeless elegance and much of its original character. With two spacious bedrooms, it offers cosy living spaces adorned with period features and modern comforts including a lounge, dining room and kitchen. Externally, this delightful cottage offers a South facing private, low maintenance garden, ideal for entertaining and al fresco dining.

- Charming bay fronted Edwardian cottage
- Two spacious bedrooms and a stylish bathroom
- Modern fitted kitchen overlook the garden
- Convenient access to local shops and amenities
- West Worthing Train Station approx. 0.8 miles away
- Presented to a high standard throughout
- South facing and low maintenance garden to the rear
- Original fire places and characterful
- Catchment area for popular local schools
- Situated along the 5 and 7 bus route



Set only moments from local shops and amenities, Littlehampton Road also falls within the catchment area of popular and sought after local schools including Thomas A' Becket Infant and Junior Schools. West Worthing train station is less than a mile away and the property lies on the Number 5 and Number 7 Bus route providing easy access into Worthing Town Centre.

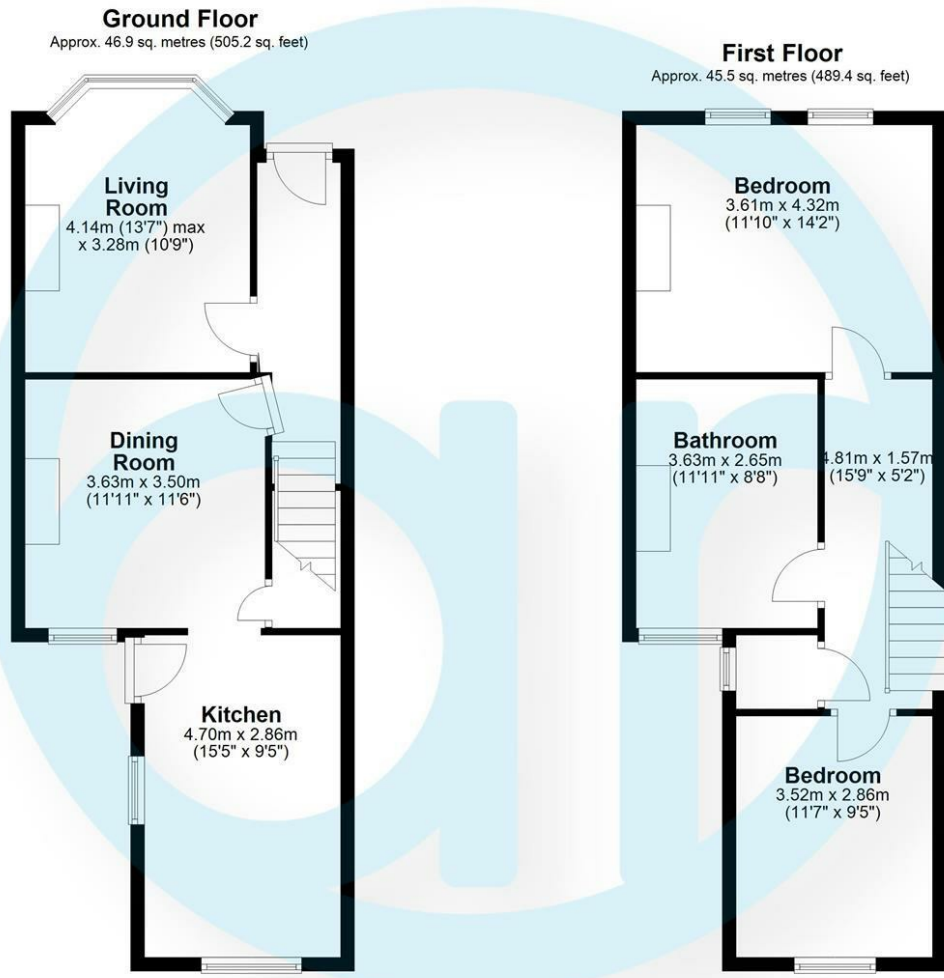
Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian and Edwardian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

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