



88 Park Road, Worthing, BN11 2AN  
Guide Price £270,000

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An older style two bedroom mid terrace house located in Park Road, Central Worthing. The property is ideally situated within walking distance of Worthing town centre, seafront, train station and hospital. Briefly accommodation comprises entrance lobby, living/dining room, kitchen, bathroom/wc and two bedrooms on the first floor. Externally the property benefits from a private rear courtyard which is paved for ease and maintenance. Chain free.

- Worthing Town Centre
- Two Bedrooms
- Mid Terraced House
- Living/Dining Room
- Kitchen
- Bathroom/wc
- Private Rear Courtyard
- Chain Free





UPVC front door to:

### Entrance Lobby

Door to:

### Living/Dining Room

6.32m x 3.12m (20'9 x 10'3)

Double glazed sash window to front. Two radiators. Electric fireplace. Space for lounge and dining room furniture. Tiled flooring. Double glazed UPVC stable door to rear garden.

### Kitchen

2.21m x 1.75m (7'3 x 5'9)

Roll top work surfaces incorporating stainless steel single drainer sink with mixer tap and drainer. Space and plumbing for washing machine, dishwasher, cooker and fridge/freezer. Range of matching wall and base units. Double glazed window to side. Tiled flooring. Inset ceiling spotlights.

### Bathroom/wc

1.85m x 1.75m (6'1 x 5'9)

White suite incorporating panelled bath with mixer tap and handheld shower attachment. Concealed cistern wc. Wash hand basin with fitted cupboard below. Ladder style towel rail. Tiled flooring. Double glazed window. Inset ceiling spotlighting.

Stairs from living/dining room to first floor:

### First Floor Landing

Access hatch to loft. Doors to both first floor bedrooms.

### Bedroom One

3.15m x 3.12m (10'4 x 10'3)

Double glazed sash window to front. Radiator. Built in wardrobe with hanging space. Ceiling fan.

### Bedroom Two

3.10m x 2.31m (10'2 x 7'7)

Double glazed sash window to rear. Radiator. Over stairs airing cupboard housing 'Worcester' gas boiler and hot water tank.

### Outside

#### Private Rear Garden

Paved for ease and maintenance. Enclosed by wall and timber fence. Outside tap.

#### Tenure and Council Tax Band

Tenure: Freehold

Council tax band: B

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

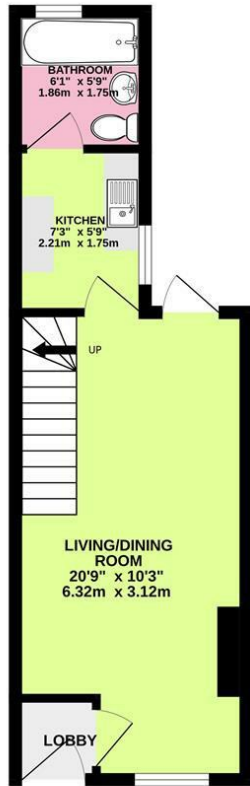


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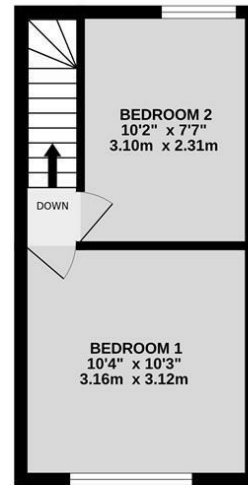
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GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



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TOTAL FLOOR AREA: 581sq.ft. (54.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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