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01903 521000
for sale

11 Hertford Road, Worthing, BN11 1HX
Offers In Excess Of £375,000

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Estate and letting agents



Four bedroom Victorian terraced house in Central Worthing situated within convenient walking distance of Worthing train station, town centre, seafront and hospital. Hertford Road is a sought after, quiet residential area. The property retains many of its original features but may benefit from redecoration and modernisation. Briefly, the accommodation comprises entrance hall, living room, dining room, kitchen, split level first floor landing, two double bedrooms, office/bedroom, bathroom/wc, shower room/wc and a further double bedroom to the second floor. Externally there is a West aspect private courtyard garden and front garden. Additional benefits include double glazed windows, gas central heating and no ongoing chain.

- Victorian Terraced House
- Worthing Town Centre Location
- Four Bedrooms
- Two Reception Rooms
- Loft Conversion
- West Aspect Courtyard Garden
- Chain Free





Entrance

Original front door opening to:

Entrance Hall

Radiator. Wood effect laminate flooring. Stairs to first floor landing. Under stairs storage cupboard. Electricity fuse box. Levelled and coved ceiling. Decorative plaster corbel.

Living Room

3.89m into bay x 3.89m (12'9 into bay x 12'9)

Double glazed bay window to front. Radiator. Decorative fireplace surround. High level skirting boards. Coved and textured ceiling. Ceiling rose.

Dining Room

3.20m x 3.12m (10'6 x 10'3)

Double glazed window to rear. Radiator. Decorative fireplace surround. Fitted storage cupboard. High level skirting boards. Levelled ceiling.

Kitchen

3.89m x 2.54m (12'9 x 8'4)

Double glazed French doors to rear garden. Double glazed window to side. Roll edge work surfaces incorporating single drainer sink with mixer tap. Four ring gas hob with tiled splashback, concealed extractor hood and oven/grill below. Space and plumbing for washing

machine and fridge/freezer. Range of matching cupboards, drawers and wall units. Wall mounted 'Worcester' boiler. Wood effect laminate flooring. Textured ceiling.

Split Level First Floor Landing

Access hatch to loft. Doors to all first floor rooms. Stairs to second floor.

Bedroom Two

4.09m into bay x 3.61m (13'5 into bay x 11'10)

Double glazed bay window to front. Radiator. High level skirting boards. Levelled ceiling.

Bedroom Three

3.23m x 3.15m (10'7 x 10'4)

Double glazed window to rear. Radiator. High level skirting boards. Levelled ceiling.

Bedroom Four/Office

2.28 x 1.7 (7'5" x 5'6")

Double glazed window to front. High level skirting boards. Levelled ceiling.

Bathroom/Wc

Double glazed window to rear. 'P' shaped bath with wall mounted controls, rainfall shower head, glass shower screen and tiled

surround. Low level flush push button w/c. Wash hand basin with storage cupboard below. Radiator. Laminate flooring. Textured ceiling.

Separate Shower Room/Wc

Two Double glazed windows to side. Step in shower with wall mounted controls, tiled surround and glass door. Concealed cistern push button w/c. Wash hand basin with tiled splashback. Vinyl flooring. Textured ceiling.

Second Floor

Stairs rising to second floor. Door opening to:

Bedroom One

3.99m x 3.56m (13'1 x 11'8)

Two double glazed windows to rear. Eaves storage cupboard. Levelled & pitched ceiling. Inset spotlights.

West Aspect Courtyard Garden

Enclosed by flint wall. Majority laid to paving for ease of maintenance.

Front Garden

Majority laid to shingle. Enclosed by low wall and access gate.

Required Information

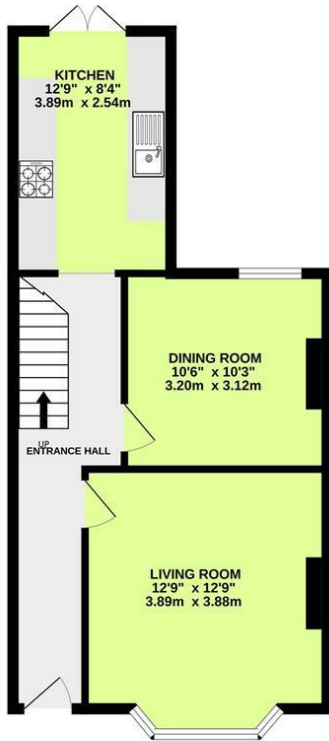
Council tax band: B

Version: 1

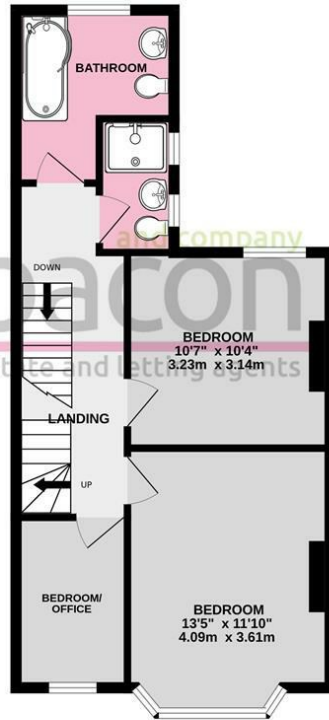
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



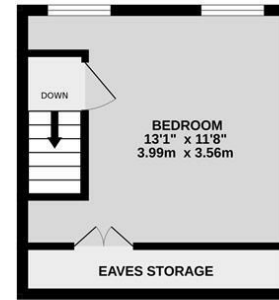
GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

