



P Mon - Sat
9am - 6pm
except bank holidays
2 hour limit
No return
within 2 hours
or
Resident
permit holders

18 Norfolk Street, Worthing, BN11 4BB
Guide Price £360,000

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Popular three bedroom older style terrace house with views overlooking Victoria Park and being close to Town Centre and mainline railway station. Briefly the accommodation comprises entrance hall, two reception rooms, kitchen, three bedrooms and bathroom/wc. Externally there are front and rear gardens. Although benefitting from gas fired central heating and PVCu double glazed windows, the property is now in need of updating. CHAIN FREE.

- Three Bedroom
- Terraced House
- Central Worthing Location
- Town Centre & Train Station Within Walking Distance
- Gas Central Heating
- Double Glazing
- Park Views
- Chain Free





Part glazed door to:

LOUNGE

13'4 x 11'9

Open tiled fireplace with tiled inset and hearth. Radiator. Double glazed window with views over park. Square archway to:

DINING ROOM

3.53m x 3.10m (11'7 x 10'2)

Open tiled fireplace with tiled inset and hearth. Radiator. Double glazed window.

KITCHEN

2.67m x 1.93m (8'9 x 6'4)

Comprising of roll top work surface with single drainer stainless steel sink unit having cupboards under. Matching double wall unit. Space and plumbing for washing machine. Gas cooker point. Shelved built in larder. Double glazed window and double glazed door to garden.

Stairs from entrance hall leading to:

FIRST FLOOR LANDING

BEDROOM ONE

4.37m x 3.12m (14'4 x 10'3)

Double glazed window with views over park. Radiator. Alcoves with fitted double wardrobe and fitted drawer unit and storage cupboard.

BEDROOM TWO

3.58m x 3.05m (11'9 x 10')

Double glazed window. Radiator. Alcove with fitted double wardrobe and housing 'Worcester' gas fired boiler.

BEDROOM THREE

2.13m x 1.93m (7' x 6'4)

Oriel double glazed bay window with views across Park. Radiator.

BATHROOM/WC

White suite comprising panelled bath with chrome shower and tiled wall. Glazed shower screen. Pedestal

wash hand basin. Close coupled wc. Radiator. Double glazed window. Access to loft space.

OUTSIDE

FRONT GARDEN

With flower beds and borders.

REAR GARDEN

Brick built outside WC. Paved patio area. Majority laid to lawn with borders. Pedestrian rear access. NOTE: (The fence to the left hand side is being repaired with part 6ft and 3ft fencing)

Required Information

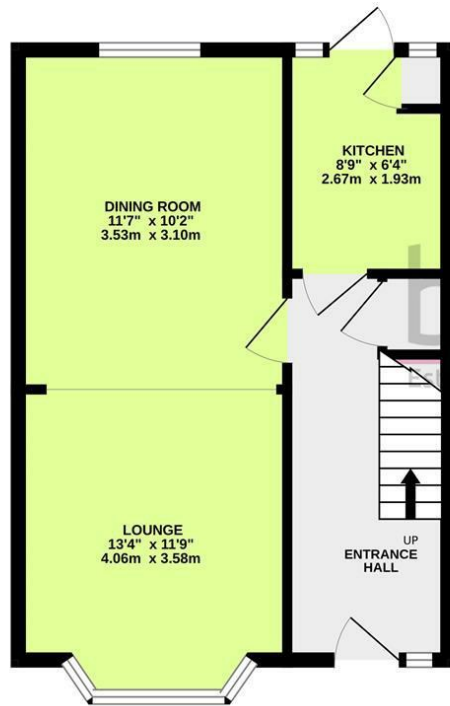
Council tax band: C

Version: 1

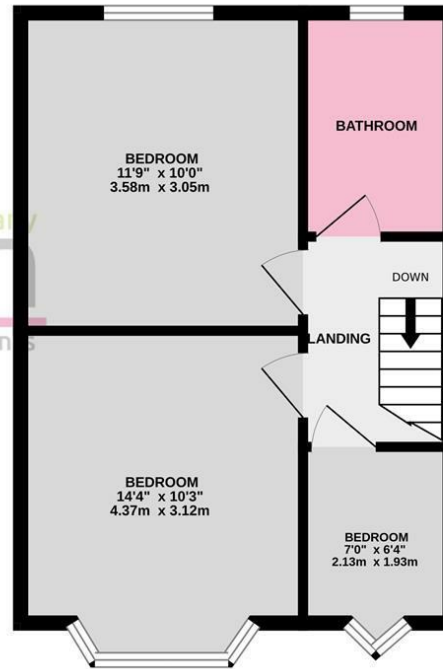
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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			88
(81-91) B		73	
(69-80) C			
(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	

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.

