



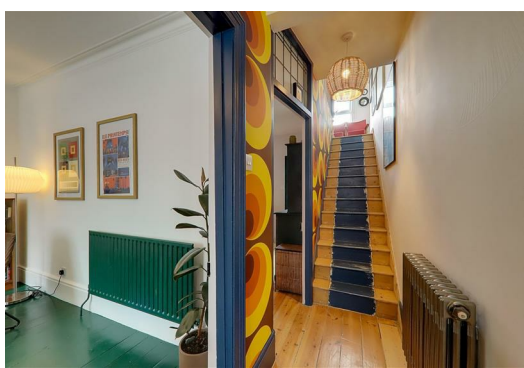
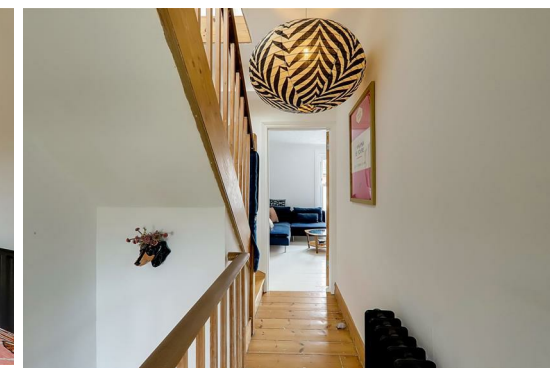
34 Cobden Road, Worthing, BN11 4BD
Guide Price £475,000

and company
bacon
bespoke



A stunningly presented three bedroom period house situated in this popular area being close to the town centre and Worthing mainline railway station. The current owners have sympathetically updated the property with modern cast iron column radiators, log burner and double glazed sash widows whilst still retaining a great deal of the original character with wrought iron fireplaces, exposed brickwork and a wealth of stripped pine, etc. The versatile accommodation briefly comprises: entrance hall, lounge, kitchen/diner incorporating utility area, three double bedrooms and luxury period bathroom with separate wc. INTERNAL VIEWING A MUST
Externally there is a delightful landscaped rear courtyard garden with pedestrian rear access.

- Three Storey
- Three Bedroom
- Period Terraced House
- Popular Central Worthing Location
- Close To Railway Station
- Stunning Presentation
- Landscaped Rear Garden
- Viewing Essential





ENTRANCE PORCH

Exposed entrance porch with tiled floor. Part glazed original front door leading to:

ENTRANCE HALL

Stripped wood floor . Cast iron radiator.

SITTING ROOM

3.76m x 3.38m (12'4 x 11'1)
Wrought iron fireplace. Painted wooden floors. Radiator. Cornice ceilings. Double glazed sash window with plantation shutters.

KITCHEN/DINER

3.76m x 3.45m (12'4 x 11'4)
Presently arranged in two sections. Part tiled. Wood working surfaces with inset sink unit with mixer tap. Range of base units comprising of cupboards and drawers. Stainless steel 4 ring range cooker. Space and plumbing for dishwasher. Cast iron radiator. Stripped wood floor. Under stairs storage cupboard. Double glazed window. Exposed brickwork. Further storage cupboard with space and plumbing for washing machine and housing gas fired boiler supplying hot water and central heating. Part glazed French doors leading out to garden.

Stairs from entrance hall leading to:

FIRST FLOOR LANDING

Double glazed window.

BEDROOM 1

4.62m x 3.38m (15'2 x 11'1)
(Currently arranged as a living room.) Exposed brick and feature solid fuel/log burner. Radiator. Double glazed sash windows. Painted floorboards.

BEDROOM 2

3.45m x 2.64m (11'4 x 8'8)
Original cast iron fireplace. Exposed brickwork. Radiator. Double glazed sash windows. Painted floorboards.

Stairs featuring wealth of pine leading to:

SECOND FLOOR LANDING

'Velux' double glazed window having superb dowlnd views and across Worthing. Eaves storage cupboard.

BEDROOM 3

4.19m max x 4.14m (13'9 max x 13'7)
Exposed brickwork. Double glazed sash window. Radiator. Painted dfloor boards. Eaves storage cupboard/wardrobe.

LUXURY BATHROOM

Exposed brickwork. Roll top bath with claw feet. Chrome telephone style mixer taps/shower attachment with large overhead shower head. Tiled shower area. Wash hand basin with tiled splashback. Close coupled wc. Radiator incorporating chrome towel rail. 'Velux' double glazed window.

OUTSIDE

REAR GARDEN

Attractive secluded rear courtyard garden. Paved for ease of maintenance with raised flower borders and slate bed. Wooden gate giving pedestrian rear access.

Required Information

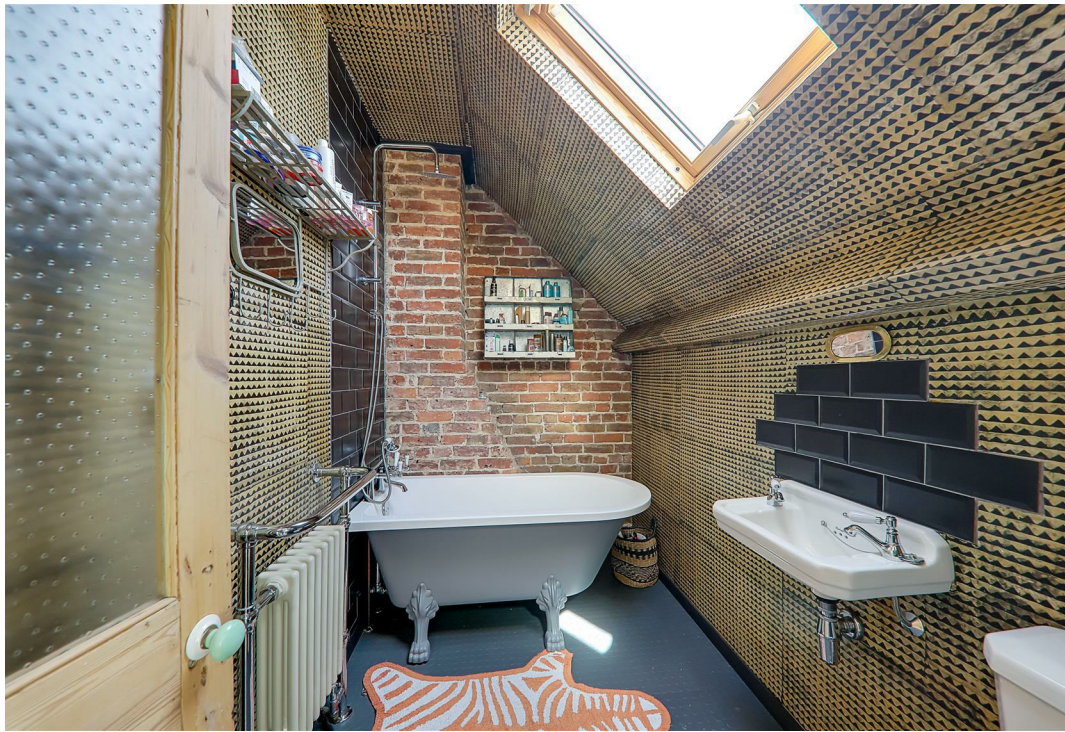
Council tax band: B

Draft version: 1

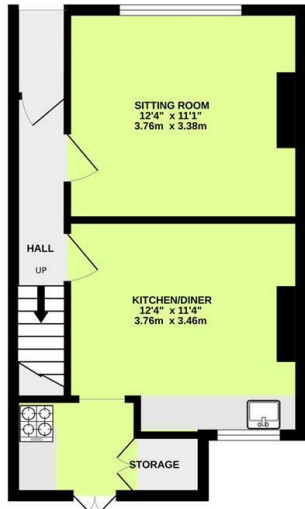
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy



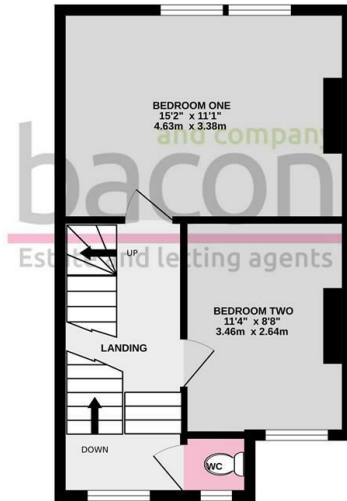




GROUND FLOOR
 365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
 365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
 263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

