



17 High Street, Worthing, BN14 7NN  
Offers Over £290,000

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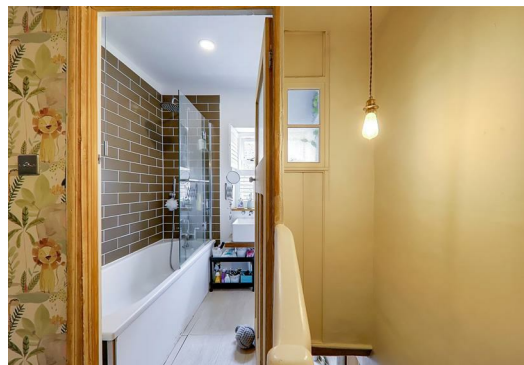




A rare opportunity to purchase this delightful grade II character filled cottage built in circa 1600's. The home is conveniently located in both a popular street and catchment area of Tarring with accommodation briefly comprising; stable door into lounge, door through to modern fitted kitchen, utility room, first floor landing, main bedroom with dressing room, a further double bedroom and a modern bathroom/WC. Benefits include gas fired central heating and original sash windows. Viewing highly recommended to appreciate the overall charm the home has to offer.

- End Of Terrace Cottage
- Character Filled
- Built In Circa 1600
- Two Bedrooms
- Utility Room
- Original Features
- Gas Fired Central Heating
- Popular Location









### Lounge

4.29m x 2.79m (14'1 x 9'2)

Feature fireplace with inset log burner, brick surround and solid wood mantel above. Chrome radiator. Sash window with shutters and storage under. Laminate flooring. Cupboard housing electric fuse board. Wooden front door.

### Kitchen

3.96m x 2.54m (13' x 8'4)

Modern fitted kitchen comprising; inset butler style sink with solid wood work top incorporating drainer. Shelves and cupboards below. Space for cooker, and fridge/freezer. Tiled floor with underfloor heating. Chrome radiator. Two sash windows. Stable door providing side or front access. Feature chimney stack with recess alcove ideal for storage. Under stairs storage unit, Door leading to;

### Utility Room

Space and plumbing for washing machine. Wall mounted wash hand basin with tiled splash back. Wall mounted boiler. Two Radiators. Two windows.

### First Floor Landing

Feature wall with wall mounted radiator.

### Bedroom One

3.25m x 3.02m (10'8 x 9'11)

Radiator. Sash window with shutters. Opening to;

### Dressing Room

2.79m x 1.30m (9'2 x 4'3)

Fitted wardrobes with hanging space and shelves. Sash window with shutters. Access to loft.

### Bedroom Two

4.42m x 2.44m (14'6 x 8')

Ceiling beams. Radiator. Built in storage.

### Bathroom/WC

Modern suite comprising; panelled bath with shower attachments. Wall mounted wash hand basin with splash back. Low level WC. Heated towel rail. Window with shutters.

### Council Tax

Band C

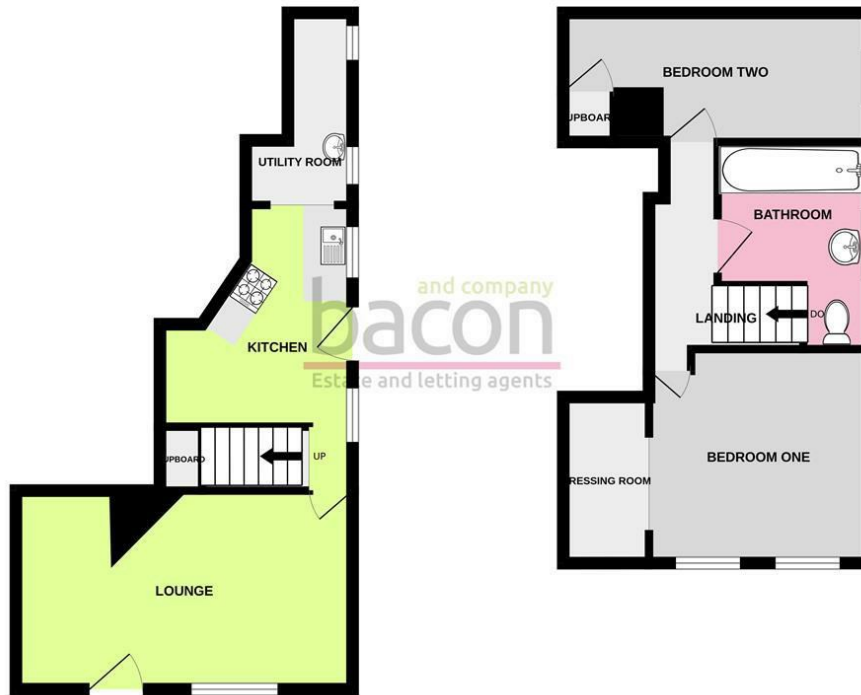






GROUND FLOOR

1ST FLOOR



FOR LAYOUT PURPOSES ONLY

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 is given 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>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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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