



58 Park Road, Worthing, BN11 2AS  
£1,350 Per Calendar Month





We are pleased to present this two bedroom terrace fisherman cottage having been recently refurbished throughout located in Worthing Town Centre being close to shops, seafront, schools and local amenities. Briefly the property comprises: 18'9 living/dining room, modern kitchen, bathroom/wc, and two bedrooms located on the first floor. Externally there is a paved rear garden for ease and maintenance and an utility cupboard. Further benefits include double glazing throughout. Council Tax Band: B. EPC: E.

- Worthing Town Centre
- Older Style 'Fisherman' Cottage
- Two Bedrooms
- Living/Dining Room
- Recently Fitted Modern Kitchen
- Recently Fitted Modern Bathroom
- Private Rear Garden





Double glazed door to:

### **Living/Dining Room**

5.72m x 2.90m (18'9 x 9'6)

Double glazed window to front. Further double glazed window to rear. Three wall lights. Electrical consumer unit. Space for living and dining room furniture.

### **Kitchen**

3.45m x 1.63m (11'4 x 5'4)

Roll top work surface with inset single drainer stainless steel sink having swan neck mixer tap and drainer board. Four ring 'Lamona' electric hob with concealed extractor above. Fitted fan oven. Space and plumbing for washing machine. Space for freestanding tall fridge/freezer. Matching range of newly installed base units comprising of cupboards and drawers with

further eye level wall units above. Two double glazed window. Double glazed door to sun room. Door to:

### **Bathroom/wc**

3.12m x 1.63m (10'3 x 5'4)

Tiled floor. Panelled white suite with glazed shower screen, mixer tap and 'Triton' electric shower over. Vanity unit having inset wash hand basin with mixer tap. Close coupled wc. Shelved linen cupboard housing hot water tank powered by immersion. Extractor fan. Double glazed window.

### **Sun Room**

3.48m x 1.27m (11'5 x 4'2)

Double glazed windows. Poly-carbonate ceiling. Double glazed door to rear garden.

Stairs from Living/Dining Room to:

### **First Floor Landing**

Double glazed window.

### **Bedroom One**

2.97m x 2.95m (9'9 x 9'8)

Double glazed window to front. Space for bedroom furniture. Wall lighting.

### **Bedroom Two**

2.54m x 2.31m (8'4 x 7'7)

Double glazed window overlooking rear garden. Space for bedroom furniture.

### **Outside**

#### **Rear Garden**

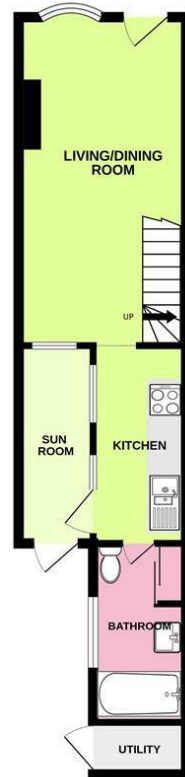
Mostly paved. Flint stone wall. Borders of small shrubs.

#### **Utility/Storage Room**

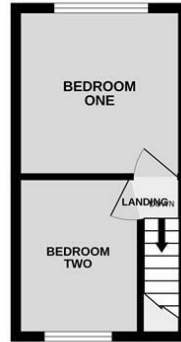
Space and plumbing for washing machine/tumble dryer. Storage for garden furniture.



GROUND FLOOR  
355 sq. ft. (33.0 sq.m.) approx.



1ST FLOOR  
180 sq. ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.

