



3 Thurlow Road, Worthing, BN11 2JB
Offers Over £350,000

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A period three double bedroom, two bathroom end of terrace townhouse benefitting from off road parking located in sought after Central Worthing. The property is within convenient distance of local schools, shops, hospital, popular transport links and amenities. Briefly the accommodation comprises; GROUND FLOOR: living room, dining room, kitchen, conservatory and wc, FIRST FLOOR; two bedrooms and bathroom/shower room SECOND FLOOR: bedroom, kitchen and shower room/wc. Externally there is a private rear garden and front garden with off road parking CHAIN FREE.

- CHAIN FREE
- Central Worthing
- End Of Terrace
- Period Style Town House
- Three Double Bedrooms
- Two Bathrooms
- Off Road Parking
- Rear Garden
- Two Reception Rooms
- Ground Floor WC





Accessed via side. Double glazed door to:

GROUND FLOOR

Dining Room

4.67m x 3.48m (15'4 x 11'5)

Built in half depth under stairs storage cupboard housing electric consumer unit. Dual aspect. Two double glazed windows. Radiator. Chimney breast with mantle surround. Opening to:

Kitchen

4.01m x 2.34m (13'2 x 7'8)

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. Freestanding cooker. Space and plumbing for washing machine. Space for tall fridge/freezer. Matching range of cupboards, drawers and wall units. Tiled floor. Double glazed window to side. Double glazed door to:

Conservatory

2.49m x 1.68m (8'2 x 5'6)

Double glazed surround. Double glazed door to REAR GARDEN. Door to:

WC

Close coupled wc. Wall mounted wash hand basin. Double glazed window. Tiled floor.

Living Room

3.96m x 3.45m (13'0 x 11'4)

Double glazed window to front. Radiator.

Stairs from dining room to:

FIRST FLOOR

Landing

Double glazed window to side. Radiator.

Bedroom

3.84m x 3.43m (12'7 x 11'3)

Double glazed window to front. Radiator. Chimney breast with feature fire place.

Bedroom

3.16 x 2.37 (10'4" x 7'9")

Double glazed window. Radiator.

Bathroom & Shower Room/wc

3.86m x 2.31m (12'8 x 7'7)

Panelled corner bath with mixer tap and shower attachment. Recessed step in shower tray with glazed screen, tiled surround, wall mounted controls and shower over. Vanity unit with wash hand basin and cupboard space below. Close coupled wc. Built in storage cupboard housing 'Valliant' combination boiler supplying gas central heating and hot water. Ladder style radiator. Double glazed window. Access to loft space via hatch.

Stairs from first floor landing to:

SECOND FLOOR

Landing

Built in storage cupboard. Radiator.

Bedroom

3.84m x 3.45m (12'7 x 11'4)

Double glazed window to front. Radiator.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation 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	57	
(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.



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