

## 67 Church Walk, Worthing, BN11 2ND

Guide price £525,000

Greenways Property are pleased to offer this three-bedroom semi-detached house located on Church Walk in Worthing. This property, built between 1930-1939, boasts a perfect blend of character and modern convenience.

This spacious house has two spacious reception rooms, a large kitchen with a convenient utility area, and a separate lavatory. Upstairs, you will find three generous double bedrooms, offering comfort and privacy for the whole family. The property also features a well-maintained bathroom and another separate lavatory. Parking will never be an issue with space for three vehicles, including a garage and a driveway. Additionally, the gardens provide a tranquil outdoor oasis, perfect for enjoying a morning coffee or hosting summer barbecues. The separate workshop/office offers a versatile space that can be used to suit your needs, whether as a creative studio or a peaceful home office. Conveniently located close to the seafront and the mainline railway station, this property offers the best of coastal living with easy access to transportation links.

### Entrance Hall

12'11 x 5'11 (3.94m x 1.80m)

Double glazed front door leading to entrance hall, stairs leading to first floor double glazed window to the side. Radiator with decorative covering, ceiling down lighters, coved ceiling, under stairs storage area, cloak hanging space, wood laminate flooring. Door to:

### Dining Room

12'11 x 11'11 (3.94m x 3.63m)

Double glazed patio doors leading to rear garden, ceiling down lighters, coved ceiling, radiator, square opening leading to living room

### Living Room

12'4' x 11'11 (3.76m' x 3.63m)

Southerly aspect, double glazed bay window overlooking the front, feature fireplace with solid wood mantle, radiator, coved ceiling and directional ceiling spotlights.

### Kitchen

10'10 x 9'10 (3.30m x 3.00m)

Double glazed window overlooking the rear garden, floor and wall mounted units with quartz worksurface, inset double butler sink with mixer tap, integrated 'Bosch' dishwasher, space for gas stove, space for oven appliance, integrated fridge, alcove storage area opening to utility area.

### Utility Area

7'4 x 3'8 (2.24m x 1.12m)

The utility area has space for fridge/freezer, additional shelving, space and plumbing for washing machine

### Lavatory

3'8 x 2'5 (1.12m x 0.74m)

Door to separate W/C, double glazed window, with frosted glass to the front, low level coupled w/c with push button flush, hand wash basin with mixer tap.

### Landing

5'10 x 9'7 (1.78m x 2.92m)

Stairs to first floor landing. Doors to all first-floor rooms access to loft, wood panelling effect, double glazed window with obscured glass to the side, built in storage cupboard with shelving.

### Bedroom One

13' x 11'11 (3.96m x 3.63m)

Bay window overlooking Church Walk, double

glazed windows, exposed brick fireplace, ceiling downlighters, wall lights and radiator.

### Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)

Double glazed window overlooking the rear garden, built in alcove shelving, radiator, ceiling spot lights.

### Bedroom Three

10'7 x 7'11 (3.23m x 2.41m )

Double glazed window overlooking the rear, built in cupboard, radiator, wood flooring

### Bathroom

5'9 x 5'9 (1.75m x 1.75m )

White suite with panelled bath, mixer tap and shower attachment, separate shower over, pedestal wash hand basin with mixer taps double glazed window, built in vanity cupboard, ceiling downlighters, heated towel rail.

### Separate Lavatory

4'11 x 2'7 (1.50m x 0.79m)

Window to the front, low level w.c.

### Rear Garden

55' x 33' (16.76m x 10.06m)

Mainly laid to lawn with patio area, Flower and shrub borders, side access and garden shed. Door to Dining room and workshop/studio/home office

### Work Shop / Office

12' x 9' (3.66m x 2.74m)

Light and power with door to garage, Door to rear garden and window.

### Garage

15'11 x 8' (4.85m x 2.44m)

Light and power with door to workshop and up and over door to the Drive.

### Front Garden and Drive

Formal paved front garden with mature shrubs, drive for two cars, leading to garage.

### Other information

Tenure: Freehold

Local Authority: Worthing

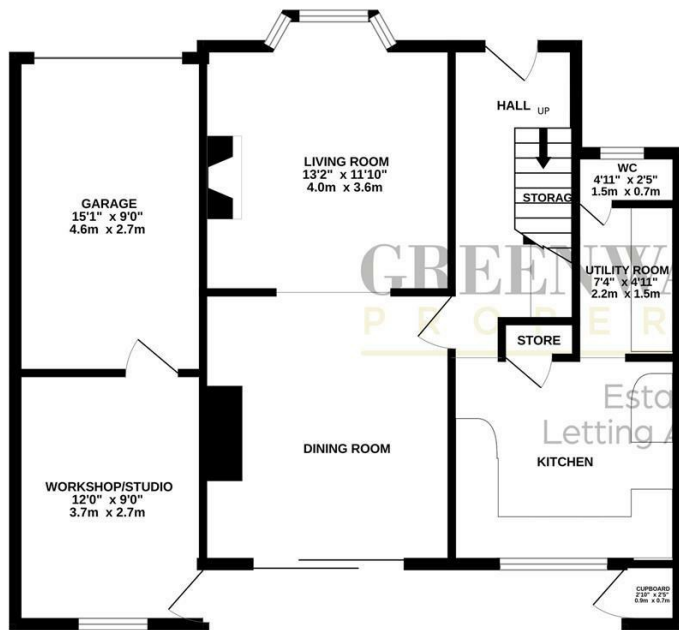
Council Tax Band: D

Parking: Drive, garage and on street parking.

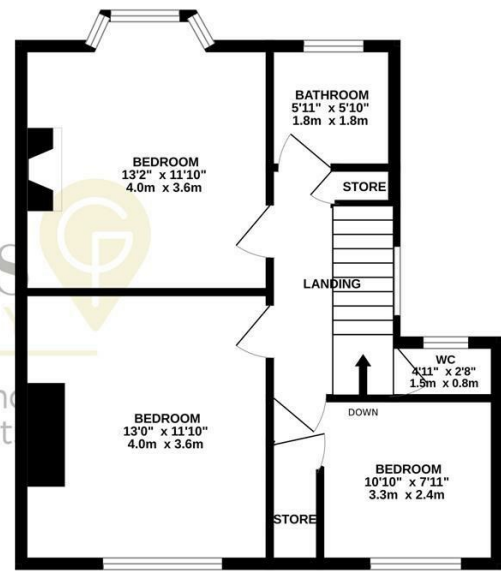


# Floor Plan

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



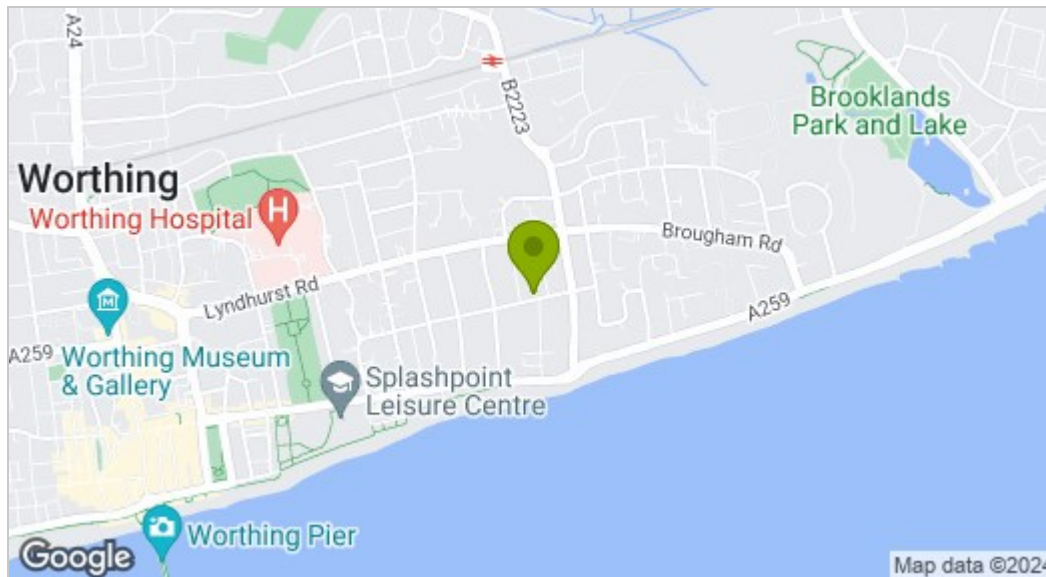
1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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