



PEAR  
PROPERTIES

Western Row, Worthing  
Worthing

Offers in Region of £400,000





## Western Row

### Worthing

Spacious two bed maisonette near Worthing seafront. Features open plan living, two balconies, sunroom, terrace, en-suite, garage, car port. Requires modernisation. Great potential.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Unique Maisonette Requiring Refurbishment & Offering Massive Potential
- Tucked Away In Worthing Town Centre, Just Off The Seafront
- Car Port & Longer Than Average Garage With Electric Door
- Two Bedrooms & Two Bathrooms
- Open Plan Kitchen/ Dining Room with Separate Utility Room
- Spacious Lounge Opening To Private South Facing Terrace
- Two Smaller Balconies, Sunroom & South Facing Terrace
- Private Entrance Into Ground Floor Hall
- Share Of Freehold With No Fixed Charges
- Please Take A Look At Our Virtual Tour & Walk Through Video





### Living Room

19' 3" x 9' 5" (5.86m x 2.86m)

Bright living room featuring a charming brick fireplace, seamlessly flowing into the kitchen and dining area with doors opening onto terrace

### Kitchen/ Dining Room

29' 4" x 9' 5" (8.95m x 2.88m)

Spacious kitchen and dining area featuring a range of wall and base units, ample space for appliances and a door leading out to the balcony.

### Utility Room

5' 7" x 7' 7" (1.70m x 2.30m)

Utility area offering additional space for appliances

### WC

7' 6" x 2' 8" (2.29m x 0.81m)

WC located on the first floor with hand wash basin

### Bedroom One

10' 2" x 23' 8" (3.09m x 7.22m)

Large master bedroom featuring a Juliet Balcony and built-in wardrobes, seamlessly flowing into the sunroom

### Bedroom Two

8' 11" x 9' 4" (2.71m x 2.85m)

Second bedroom with built-in wardrobes and a charming Juliet balcony

### Bathroom

8' 7" x 7' 7" (2.62m x 2.30m)

A well appointed bathroom featuring a classic roll-top bath, WC and hand wash basin

### En-Suite

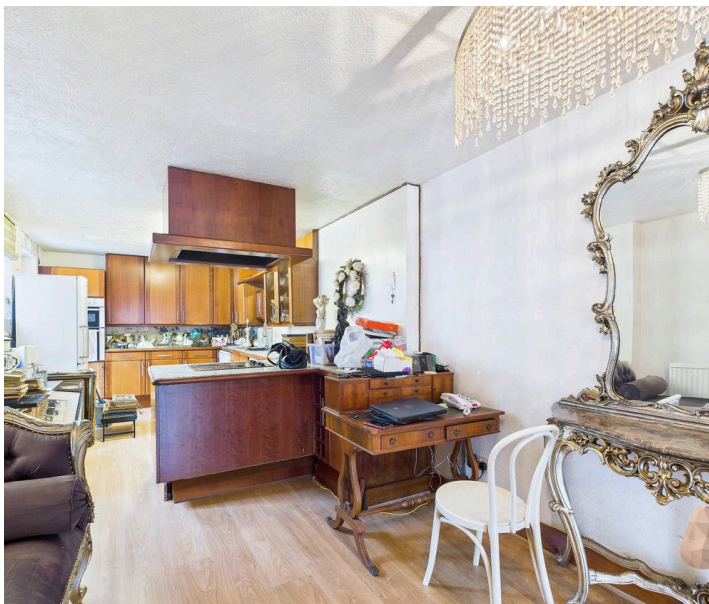
4' 7" x 6' 0" (1.40m x 1.82m)

En-suite from the master bedroom comprising a shower cubicle, WC, hand wash basin and radiator.

### Sunroom

6' 11" x 9' 7" (2.10m x 2.93m)

A bright sunroom adjoining the master bedroom with doors that open out onto the balcony





**BALCONY**

14' 9" x 3' 0" (4.49m x 0.92m)

**ROOF TERRACE**

19' 5" x 9' 4" (5.93m x 2.85m)

**BALCONY**

14' 10" x 3' 1" (4.53m x 0.93m)

**GARAGE**

**CAR PORT**

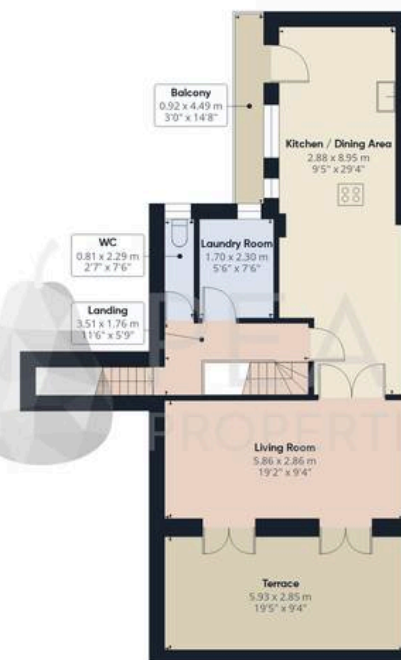
**OFF STREET**



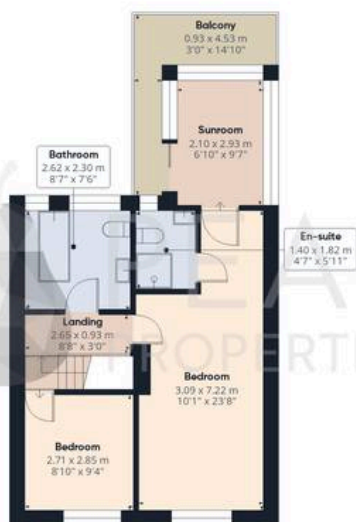




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

141.9 m<sup>2</sup>

1528 ft<sup>2</sup>

Balconies and terraces

11.7 m<sup>2</sup>

126 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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