



14 Park Road, Worthing, West Sussex, BN11 2AS

Asking Price £345,000

A charming end of terrace period cottage located within this sought after address close to Worthing seafront. Being just moments from Beach House Park with its beautiful gardens, this home is easily accessible to Splash Point and the promenade with its many leisure facilities with Worthing town center being a short walk away. This well presented property comprises open plan living room/modern kitchen, downstairs bathroom, first floor shower room, two double bedrooms plus a further double bedroom within the loft. Having gas central heating and double glazed windows. Further benefits include a pretty courtyard rear garden and front garden. Solar energy has been installed.



## Ground floor

With front door to:

### Open plan lounge/kitchen

21'2 x 10'7 widening to 13'7 (6.45m x 3.23m widening to 4.14m)

Lounge: Radiator, television point, double glazed window and wall lighting.



Kitchen: A range of wall and base units with solid wood work surfaces incorporating a single drainer sink unit with cupboards under. Built in four burner electric hob with oven and grill under, space for tall fridge freezer, plumbing for washing machine & dishwasher. There is a built in under stairs cupboard with storage space, housing electric consumer unit and a double glazed window. Leading to:

## Inner lobby

With a door leading to the rear garden and a door to:

## Bathroom

A modern white suite comprising paneled bath with shower attachment with glass shower screen, heated towel rail, low level wc, vanity sink unit with cupboard under, cupboard housing Vaillant gas boiler and a double glazed window.



## First floor half landing

### Shower room

Suite comprising fitted mains shower with tiled surround, glass bi-folding door, wash basin, low level wc, double glazed window and inset ceiling spot lighting.



### First floor hallway

Stairs to the top bedroom.

## Master bedroom

13'8 into recess x 10'3 (4.17m into recess x 3.12m)

Radiator, double glazed window to the front of the property and a built in shelved cupboard.



## Bedroom 2

10'3 x 8'7 into recess (3.12m x 2.62m into recess)

Double glazed window with views over Beach House Park and a radiator.



## Top floor loft

Accessed via a permanent staircase.

## Bedroom 3

12'3 into sloping ceilings x 10'8 (3.73m into sloping ceilings x 3.25m)

Radiator and a double glazed window to dorma with beautiful views over Beach House Park.

### Front garden

Formal front garden with flowers and shrubs.

### Rear garden

A pretty courtyard garden being mainly paved, walled and being of an easterly aspect with side storage space and having plants and shrubs.

### Disclaimer

**MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES** NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

