



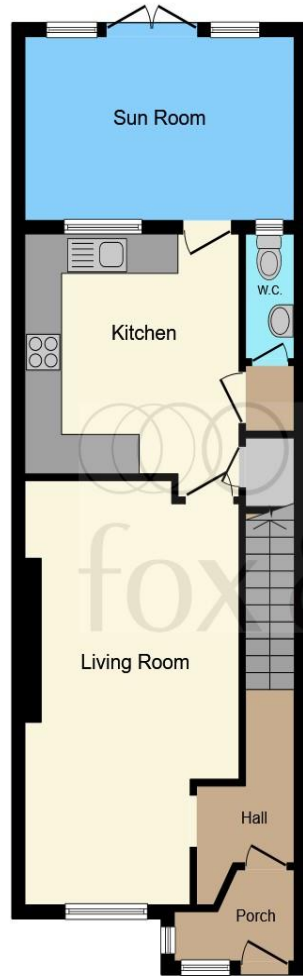
Muirfield Road, Worthing BN13 2NB

welcome to

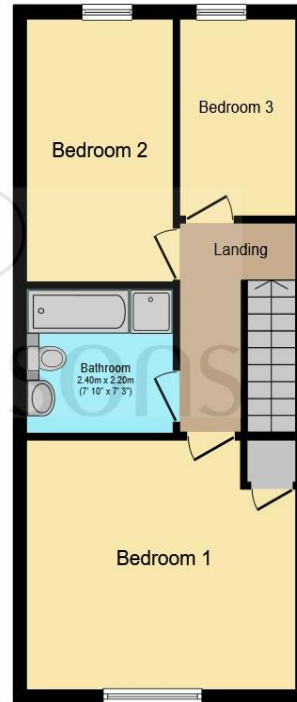
Muirfield Road, Worthing

Fox and Sons are delighted to bring to market this family home in a popular residential area. In brief comprising of lounge, kitchen, sun room, downstairs cloakroom, three bedrooms, family bathroom and low maintenance rear garden. Additional benefits include off road parking and garage.





Ground Floor



First Floor

Total floor area 104.6 sq.m. (1,126 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

Living Room

20' 4" max x 11' 2" max (6.20m max x 3.40m max)

Kitchen

13' 1" x 11' 2" (3.99m x 3.40m)

Sun Room

14' 1" x 9' 2" (4.29m x 2.79m)

Downstairs Cloakroom

Bedroom One

14' 1" x 12' 6" (4.29m x 3.81m)

Bedroom Two

12' 10" x 7' 10" (3.91m x 2.39m)

Bedroom Three

9' 10" x 6' 3" (3.00m x 1.91m)

Family Bathroom

Garage

welcome to

Muirfield Road, Worthing

- FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- THREE BEDROOMS
- LARGE LOUNGE
- USEFUL DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WWO106735



Property Ref:
WWO106735 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01903 503906



WestWorthing@fox-and-sons.co.uk



21C Goring Road, Goring-By-Sea, WORTHING,
West Sussex, BN12 4AP



fox-and-sons.co.uk