

Offers In Excess Of £675,000 Freehold

- Semi-Detached House
- Original Features
- Downstairs Bathroom
- Spacious Kitchen
- Self Contained Studio

- Four Bedrooms
- · West Facing Garden
- · Off-Road Parking
- · Council Tax Band D
- EPC Rating D

We are delighted to offer to the market this spacious, semi-detached family home, ideally situated in the centre of Worthing, close to shops, schools, parks, bus routes, the beach, and the mainline station. Downstairs, the property offers a spacious kitchen, a bay-fronted living room, a dining room, and a downstairs bathroom. On the first floor, there are four bedrooms, with three being doubles, a bathroom, and a separate WC. Other benefits include a low-maintenance rear garden, a utility room, and a studio with a shower room and WC.





Accommodation

Front Garden

Shingled off-road parking. Pathway. Range of bushes and plants.

Entrance

Porch. Dado rail. Alarm system. Original coving. Gated access through to garden.

Hallway

Dado rail. Picture rail. Original coving. High skirting. Ceiling rose. Radiator. Cupboard housing fuse boards and meters. Floorboards. Original glass paneling. Under stairs storage. Wall mounted thermostat.

Living Room 16'9" x 12'9" (5.13 x 3.90)

Double glazed sash bay window to front. Original coving. Ceiling rose. Floorboards. High skirting. Picture rail. Radiator. Fireplace with surround and hearth. TV point. Dimmer switch.

Dining Room 15'6" x 15'6" (4.74 x 4.73)

Double glazed sash bay window. Original coving. Ceiling rose. Ceiling fan. High skirting. Picture rail. Radiator. Fireplace with surround hearth. Dimmer switch.

Downstairs Bathroom 7'6" x 4'11" (2.29 x 1.51)

Radiator. Double glazed window. Traditional WC with high level flush. Basin and pedestal. Freestanding bath with traditional taps and shower attachment. Wall mounted electric shower. Part tiled. Extractor fan. High skirting.

Utility Room 10'10" x 6'11" (3.31 x 2.11)

Tiled splashback. Space for white goods and plumbing. Wall, base and draw units. One and a half basin and drainer. Double glazed window and door to garden. Radiator.

Kitchen 13'7" x 11'1" (4.15 x 3.40)

Floorboards. Coving. Double glazed window. Space for fridge/ freezer and dishwasher. Wall, base and draw units. Tiled splashback. Electric oven with four fing electric hob with extractor fan over

Stairs and Landing

Loft access. Radiator. Coving. High skirting. Side door to en-suite. Cupboard with shelving. Cubby area with extra shelving.

Bedroom Two 13'10" x 11'5" (4.23 x 3.50)

Dual aspect double glazed windows. Coving. High skirting. Radiator. Door to:

En-Suite

Low level flush WC. Radiator. Corner shower with modern wall mounted multi-functional Mira shower. Basin and pedestal. Part tiled. Double glazed frosted window. High skirting. Extractor fan.

Separate WC 7'3" x 4'9" (2.23 x 1.47)

Basin and pedestal. Low level flush WC. Dado rail. Double glazed window. High skirling. Radiator.

Bedroom One 15'6" x 15'3" (4.74 x 4.67)

Double glazed sash bay window. Picture rail. Radiator. Original coving. High skirting. Fireplace with surround and hearth.

Bedroom Three 16'8" x 10'2" (5.09 x 3.10)

Radiator. Original coving. High skirting. Double glazed sash bay window. Picture rail.

Bedroom Four 10'11" x 7'1" (3.34 x 2.16)

Radiator. Original coving. High ceiling. Picture rail. Double alazed sash window.

Garden

West/ North facing wrap around. Access from front. Hard standing. Titanium framed shed. Outside tap. Separate self contained studio.

Self Contained Studio

Electric heaters. Double glazed windows and doors. Low level flush WC. Corner basin and shower with wall mounted Mira shower.



























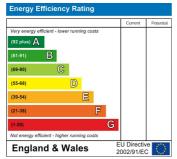


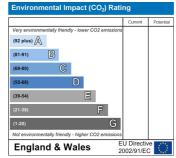
Approx. 18.8 sq. metres (201.9 sq. feet)

Studio

Shower
Room/WC

Total area: approx. 185.2 sq. metres (1993.0 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.