



Offers Over
£300,000
Freehold

Anglesea Street, Worthing

- Terraced Family Home
- Formal Dining Room
- Spacious Rear Garden
- Desirable Central Location
- Town Centre Location
- Three Bedrooms
- Bay-Fronted Rooms
- Summer House
- Council Tax Band - B
- EPC Rating - E

We are delighted to offer to the market this well-presented three-bedroom terraced family home ideally situated in this favoured part of Worthing with local shops, schools, parks, bus routes, the mainline station and the seafront all nearby. The accommodation comprises a bay-fronted living room, a formal dining room, a refitted kitchen and a family bathroom. Upstairs, over two floors, there are three good-sized bedrooms. Other benefits include an enclosed rear garden with a summer house with power and lighting to the rear.

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Accommodation

Part glazed front door into porch. Porch leading to:

Living Room 13'3" x 10'11" (4.05 x 3.34)

Tall double glazed bay window. Radiator.

Dining Room 10'11" x 10'9" (3.34 x 3.30)

Radiator. Double glazed window. Understairs storage with meters. Radiator. Archway through to:

Kitchen 10'8" x 7'2" (3.27 x 2.20)

Spotlights. Radiator. Double glazed window and door leading to rear garden. Roll top working surfaces incorporating a one and a half bowl basin and drainer with mixer tap. Wall, base and drawer units. Space for oven (gas ready) with overhead integrated extractor. Space for washing machine. Tiled splashback. Integrated fridge/freezer.

Bathroom

Frosted windows. Pedestal wash hand basin. Bath with overhead shower. Radiator. Tiled walls. Extractor fan.

First Floor Landing

Stairs leading up. Door to:

Bedroom Two 13'4" x 10'11" (4.08 x 3.35)

Tall double glazed bay window Radiator. Fitted wardrobes with hanging rail and shelving.

Bedroom Three 10'9" x 8'2" (3.29 x 2.50)

Double glazed window Radiator. Fitted storage and shelving. Stairs leading up to:

Bedroom One 16'4" x 11'0" (4.99 x 3.37)

Double glazed window. Radiator.

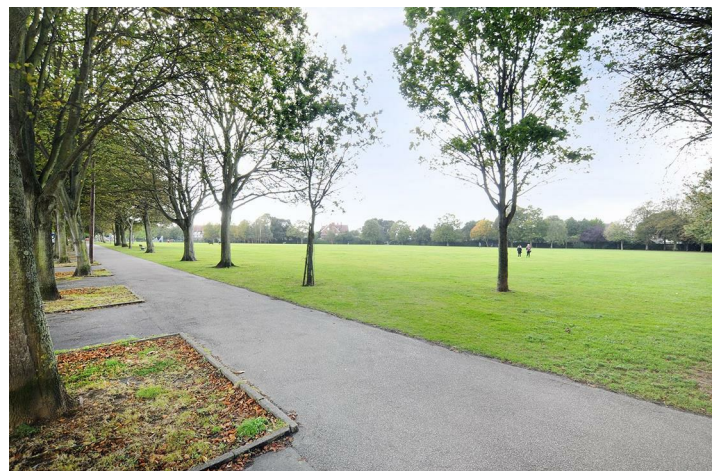
Rear Garden

Patio area leading to lawn area with timber-built summerhouse with lighting and power to the rear.

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Approximate gross internal floor area 75.8 sq m/ 815.9 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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