



## Orme Road, Worthing



Offers In Excess Of  
£265,000  
Freehold

- Terraced Family Home
- Two Double Bedrooms
- Newly Redecorated
- Private Rear Garden
- Town Centre Location
- Council Tax Band - B
- CHAIN FREE
- EPC Rating - C

We are delighted to offer to the market this two double bedroom terraced family home ideally situated within reach of Worthing's mainline train station, local shops, schools, parks, bus routes, Worthing town centre and the seafront. The property comprises an entrance hallway, a spacious living room, a formal dining room, a good-sized kitchen, two double bedrooms and a family bathroom. Other benefits include double glazing throughout, a private enclosed rear garden, being recently redecorated and being CHAIN FREE.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Front door:-

### Porch

Lighting. Door:-

### Living Room 13'4" x 11'5" (4.08 x 3.48)

Double glazed window to front aspect, radiator, wood flooring, under stair storage cupboard, cupboard housing meters.

### Dining Room 11'5" x 10'10" (3.48 x 3.31)

Double glazed window to rear aspect, radiator, wood flooring, smoke alarm, stairs leading to first floor landing.

### Kitchen Area 9'6" x 7'4" (2.91 x 2.24)

Range of matching wall and base units, stainless steel sink with mixer tap and drainer inset into worksurface, four ring electric hob with extractor over and oven under, space and plumbing for washing machine, space for fridge/freezer, partially tiled walls, double glazed window to rear aspect, double glazed door providing access to rear garden.

### First Floor Landing

Loft access, smoke alarm.

### Bedroom One 11'5" x 10'8" (3.48m x 3.27m)

Double glazed window to front aspect, radiator, built in wardrobe with hanging, wood flooring.

### Bedroom Two 10'9" x 8'10" (3.30 x 2.70)

Double glazed window to rear aspect, radiator.

### Bathroom 9'4" x 7'2" (2.85 x 2.20)

White suite comprising; panel enclosed bath with screen, mixer tap and shower attachment over. Low level flush WC with matching pedestal wash hand basin. Frosted double glazed window to rear aspect. Wall mounted heated towel rail. Extractor fan. Partially tiled walls.

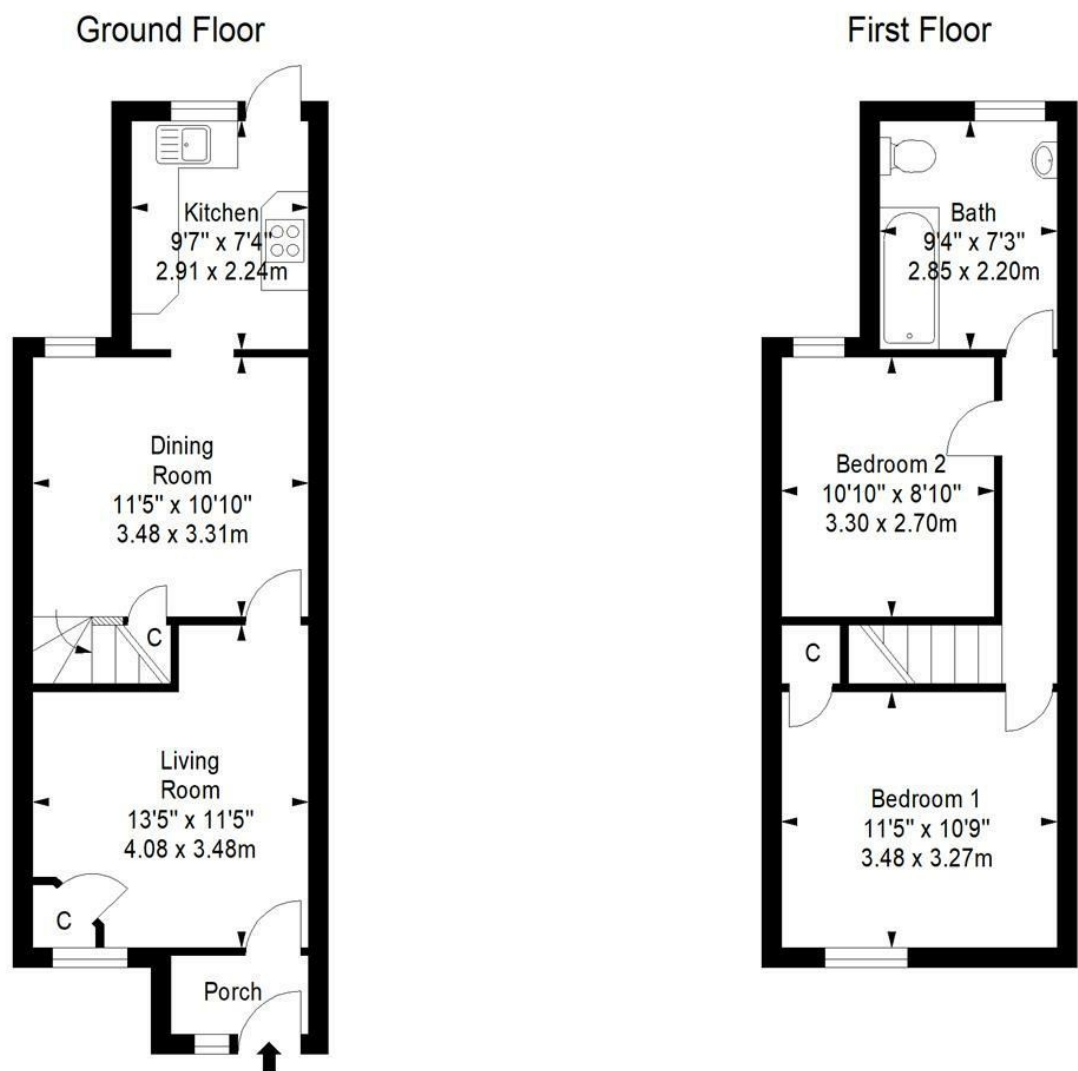
### Outside

### Rear Garden

Enclosed garden, partially laid to lawn and patio.

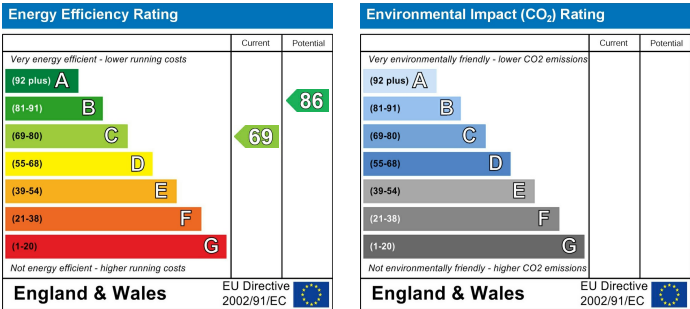






Approximate gross internal floor area 67.9 sq m/ 730.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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