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## Description

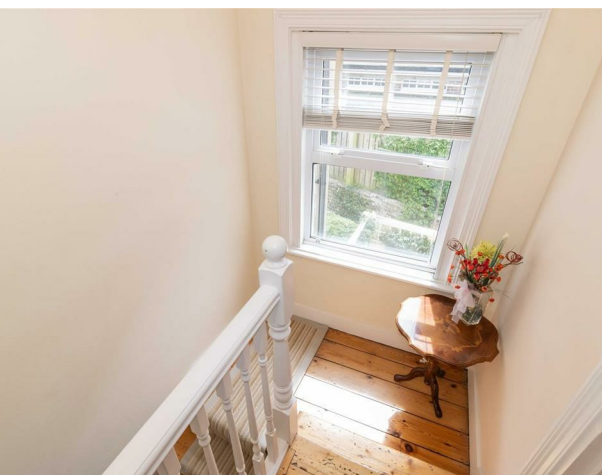
We are delighted to offer to the market this well presented three bedroom terraced family home, situated in the heart of Worthing close to town centre shops, restaurants, parks, schools, bus routes and mainline station.

Accommodation offers entrance hall, kitchen/breakfast room, lounge and downstairs WC. Upstairs has three bedrooms and a family bathroom. Other benefits include a low maintenance courtyard rear garden.

## Key Features

- Terraced Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Downstairs WC
- Courtyard Rear Garden
- New Boiler
- Council Tax Band B
- Freehold





**Front Door**  
Opening into:

**Entrance Hall**  
Exposed wood flooring. Radiator. Telephone point. Under stair storage. Further storage cupboard.

**Downstairs WC**  
Low level flush WC. Wall mounted wash hand basin. Radiator. Double glazed frosted window to rear.

**Lounge**  
**4.23 x 3.54 (13'10" x 11'7")**  
Exposed wood flooring. TV point. Feature fireplace with brick hearth. Radiator. Storage cupboards. Fitted recess shelving. Double glazed window to front.

**Kitchen/Breakfast Room**  
**4.28 x 2.74 (14'0" x 8'11")**  
Fitted kitchen with a range of base and wall units. Tiled splashback. Sink with drainer. Integrated electric oven. Integrated gas hob and with extractor fan over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted combi boiler fitted in 2025. Tiled flooring. Airing cupboard. Two double glazed windows to rear. Door opening out onto rear garden.

**First Floor Landing**  
Split level. Exposed wood flooring. Double glazed window to rear.

**Bedroom One**  
**3.57 x 3.35 (11'8" x 10'11")**  
Exposed wood flooring. Radiator. Built in wardrobes. Double glazed window to front.

**Bedroom Two**  
**4.27 max x 2.71 (14'0" max x 8'10")**  
Exposed wood flooring. Radiator. Loft access. Double glazed window to rear.

**Bedroom Three**  
**3.38 x 2.42 (11'1" x 7'11")**  
Exposed wood flooring. Fitted wardrobe with shelving. Radiator. Double glazed window to front.

**Bathroom**  
Panel enclosed bath with electric shower over. WC. Wall mounted wash hand basin. Towel rail. Tiled floors. Part tiled walls. Double glazed frosted window to rear.

**Rear Garden**  
Wall and fence enclosed courtyard garden. Low maintenance. Laid to patio. Outside power. Gated rear access.





## Floor Plan Cobden Road

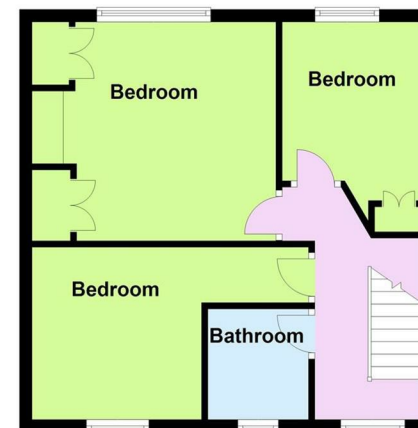
### Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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.

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