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Description

We are pleased to offer to the market this mid-terraced family home, boasting a large rear garden and ideally situated in this favoured East Worthing location, close to local shops, the beach, schools, bus routes, and mainline station.

Accommodation offers a modern kitchen, two reception rooms, two double bedrooms and contemporary family bathroom. The property also benefits from double glazing and gas fired central heating.

Key Features

- Mid Terraced Family Home
- Modern Kitchen
- Contemporary Bathroom
- Double Glazing
- Council Tax Band B
- Two Reception Rooms
- Two Double Bedrooms
- Gas Fired Central Heating
- Large Rear Garden
- No Chain





Part glazed front door to:

Entrance Hall

Hallway with doors leading to lounge, dining room and kitchen.

Lounge

3.89 x 3.50 (12'9" x 11'5")

Double glazed window to front, radiator and attractive fireplace with hearth.

Dining Room

3.20 x 2.70 (10'5" x 8'10")

Double glazed window with view of rear garden, and radiator.

Kitchen

4.67 x 2.39 (15'3" x 7'10")

Range of modern wall and base units, space for appliances, double glazed window to the rear, and door leading to rear garden.

Stairs leading to first floor landing.

Bedroom One

4.55 x 3.29 (14'11" x 10'9")

Double glazed window to front, and radiator.

Bedroom Two

3.57 x 2.94 (11'8" x 9'7")

Double glazed window to rear, and radiator.

Bathroom

Walk in shower, low flush WC, wash hand basin with mixer tap inset to vanity unit, and double glazed window to rear.

Rear Garden

With a shingle area, lawn areas and shrubs.



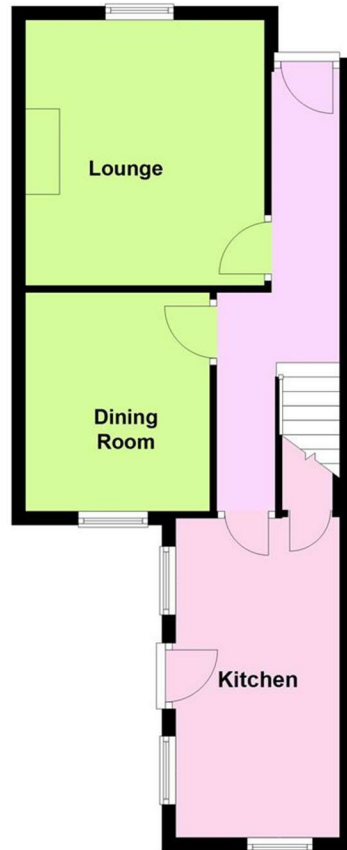
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Floor Plan Archibald Road

Ground Floor
Approx. 43.7 sq. metres (470.0 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 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	
			82
			48

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(40-60)	C		
(21-39)	D		
(1-20)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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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