

**FOR
SALE**



**ALEXANDER
PHILIPS
& WELCH**

Congreve Road, Worthing
(Freehold)



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Welcome to this charming family-friendly end terrace house located on Congreve Road. This delightful property, constructed in the early 1900s, boasts a perfect blend of character and modern features, making it an ideal home for your family.

- End of terrace
- Four bedrooms
- Private drive
- North West facing garden
- Sought after area



Upon entering, you are greeted by a spacious living room with a feature fireplace, perfect for cozy evenings with your loved ones. The property also offers a further reception/dining area with fireplace, providing ample space for entertaining guests or simply relaxing with the family.

With four bedrooms, including an ensuite for the master bedroom, there is plenty of room for everyone to have their own space. The family bathroom ensures convenience for all residents.

The kitchen/family room is the heart of the home, offering a welcoming space for cooking, dining, and spending quality time together. A ground floor wc with space for washing machine and tumble dryer.





More about this property

Why are you moving, where and when?

To be closer to the seafront.

How old is the property? How long have they lived there? When was it built? any history etc?

House built in 1930s. I've lived here for 7 years.

Does the property consist of a garage, or any parking? Permit how much?

Has driveway. Local planning will only allow additional curb to be dropped to widen drive if the adjoining neighbour also wishes to do so. Previous neighbour didn't have a car; however, new neighbour has 2 so this may now be possible.

So far as you are aware is the property structurally sound and complete?

Yes.

Did the current owner do the work I.E any improvements if so what and when?

I replaced first floor bathroom 3 years ago. Extension and loft conversion were done by the previous owner.

How much are your average bills per month: Electricity & Gas: £140 / Water: £75**Is the property listed or in a conservation area or listed if so what extent?**

No.

How old is the boiler? where is it located and what make? has it been regularly serviced?

Vaillant combi boiler in first floor bathroom. Installed 2013. Regularly serviced.

Who are the neighbours I.E family? Age? Profession?

Adjoining house to left is a young couple who have just renovated and moved in. Neighbours to the left is a family with two teenage children. Both are around late 50s.

Has the owner ever applied for planning permission if so what and when and was it granted?

To drop the kerb and widen the drive opening. Permission was refused but the situation has changed. (see above)

What side of the fence are they responsible for or boundaries lines?

Rear and wall to the right (facing the house).

Council tax band, and monetary value?

Band D £2445.81 PA.

What are the vendors planning on leaving internally and externally, very brief description?

Vendor yet to decide.

Local shops amenities sports centres, recreation ground, where and how far to walk?

Vendor shares: Local shops, and recreation ground are a 5-minute walk. Nearest sports centre is a 15-minute walk.

Is the loft insulated and or boarded where is access?

Loft has been converted. Storage eaves are boarded and insulated. Access from upper floor bedroom.

Age restrictions? Ground Rents and Maintenance? Lease length? Freehold and percentage?

Not applicable.

Does the property have any schedule of works if so what and how much money is in the sinking/reserve?

No.



Approximate gross internal floor area 140.9 sq m/ 1516.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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