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## Description

We are pleased to offer to the market this delightful redecorated cottage ideally located in the heart of Worthing town centre with shops, restaurants and the seafront all nearby.

Accommodation offers open plan living/dining room which leads onto private courtyard, kitchen, bedroom and bathroom. The property also benefits from a private entrance, double glazing and no chain.



## Key Features

- Seaside and Town Centre Cottage
- Open Plan Living Area
- No Chain
- Newly Extended Lease
- Council Tax Band A
- One Double Bedroom
- Private Walled Courtyard Garden
- Ideal Town Centre Location
- Close to Seafront





Access private front door entrance.

Double glazed leaded light door leading to:

**Lounge/Diner (L-Shaped)**  
**4.57m (max) x 4.50m (max) (15'0 (max) x 14'9" (max))**

**Lounge**

Limed oak wood effect flooring throughout, cupboard enclosed electric box and circuit board and radiator. Attractive archway through into:

**Dining Area**

Further radiator, double windows overlooking the courtyard garden and door leading out, space for table and chairs, door leading into:

**Modern Kitchen**

**4.62m x 2.26m (15'2 x 7'5)**  
 One and a half bowl sink unit inset to a marble effect rolled top worksurface with matching range of wall and base units, built in oven and four ring gas hob with extractor hood above, space for freestanding fridge/freezer, space and plumbing for washing machine, wall mounted boiler, integrated dishwasher, part tiled walls, radiator, stairs leading up to:

**First Floor Landing**

Panelled ceiling with spotlights, loft hatch and door leading into:

**Bedroom**

**3.25m x 2.29m (10'8 x 7'6)**  
 Double glazed window to side aspect, radiator, skimmed ceiling, space for wardrobes.

**Refitted Bathroom**

Double glazed frosted window to side aspect, beautiful Victorian style stand alone bath with designer chrome mixer taps and floating showerhead above, low level flush WC, wash hand basin inset to vanity unit with matching chrome mixer tap, chrome wall mounted heated towel rail, mirrored vanity unit, panelled ceiling with spotlights.

**Garden**

A beautifully landscaped wraparound courtyard garden capturing the sun all day long, the ideal area to entertain with ample space for table and chairs, fully enclosed with attractive wall lighting.

**Tenure**

Leasehold:  
 123 years remaining.  
 Annual Service Charge: £653.35  
 Annual Ground Rent: £80.00



