



Lyndhurst Road, Worthing, BN11 2DB
£300,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: B

- Mid Terraced House
- Two Double Bedrooms
- Well Presented Throughout
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Low Maintenance Rear Garden
- Town Centre Location
- Less Than 600 Metres From Worthing Seafront
- Close To Local Shops, Amenities, Seafront & Worthing Mainline Station
- No Ongoing Chain

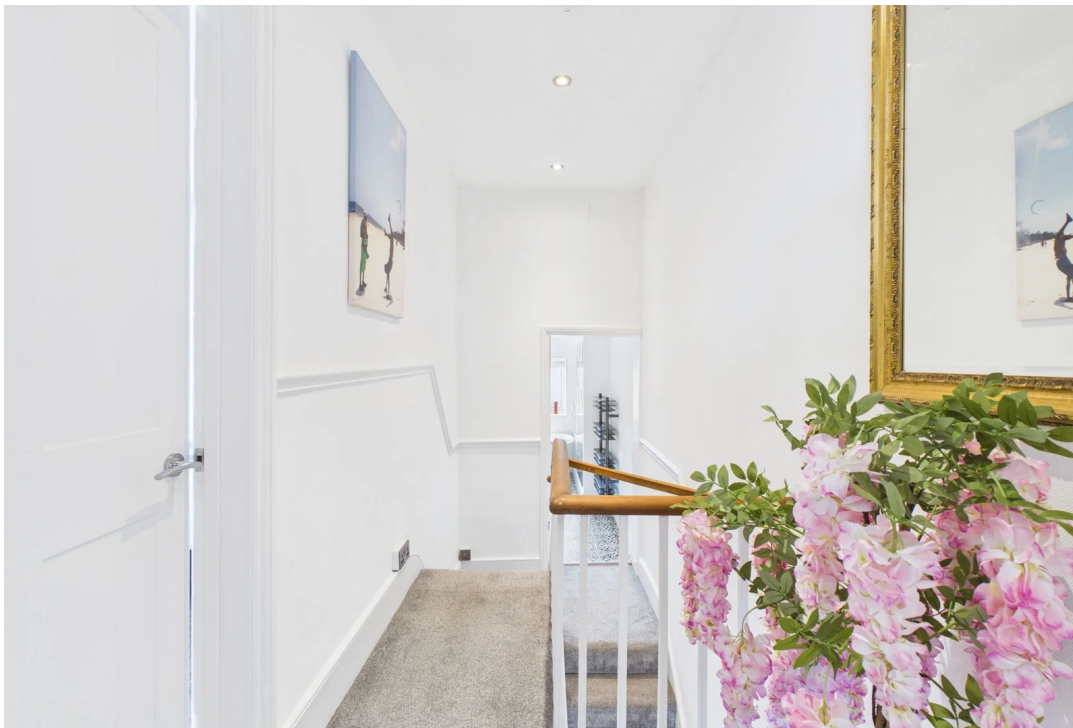
We are delighted to offer for sale this well presented mid terraced period house situated conveniently close to Worthing town centre, local shops, amenities, Worthing mainline train station and seafront. The house boasts two double bedrooms, modern fitted kitchen, contemporary bathroom, two reception rooms, low maintenance rear garden and sold with no ongoing chain.





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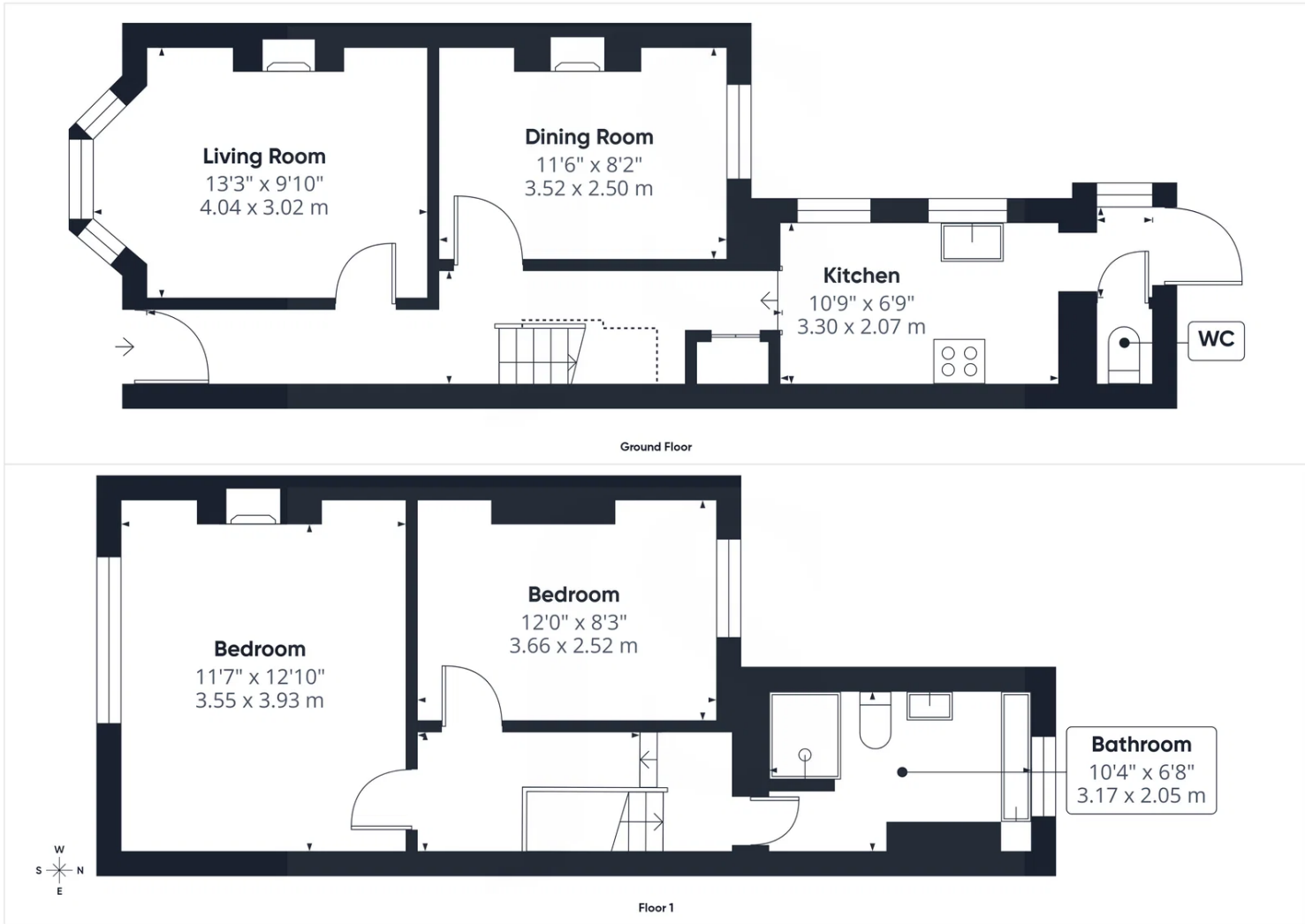
Internal The front door opens into the welcoming entrance hall, with access to all ground floor rooms, stairs rising to the first floor and under stair storage. Positioned at the front of the house is the bay fronted, south facing living room measuring 13'3" x 9'10". Situated adjacent is the living room, which benefits from direct views onto the rear garden and can comfortably fit a large dining table. The kitchen has been fitted with an array of white gloss wall and floor mounted units, topped with oak style worktops to create a smart finish. There is plenty of space and provisions for multiple white goods with a w.c located at the rear. To the first floor are two generously sized bedrooms both measuring 11'7" x 12'10" and 12'0" x 8'3". The bathroom has been fitted with a three piece suite including a free standing roll top bath, separate shower, toilet and hand wash basin.



External To the front of this house is a paved garden, with a tiled path leading to the front door. The rear garden has been thoughtfully designed for low-maintenance living and is predominantly paved, with recently fitted fences and gates leading to rear access.

Situated In the popular central Worthing area, nearby parks are less than 300 metres away, offering tennis courts and picnic areas. The town centre and seafront promenade are both situated less than 500 metres away. Local buses are available on Lyndhurst Road and Worthing mainline train station is approximately 800 metres away.

Council Tax Band B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.