



16 St. Elmo Road, Worthing, BN14 7EH  
Guide Price £300,000

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A three bedroom end terraced house situated within the sought after catchment area of Thomas A Becket. The accommodation consists of a reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom/w.c, loft, front and rear gardens.

**\*\* Due to the property condition the property is being offered only to CASH BUYERS.\*\***

- End Terraced House
- Three Bedrooms
- Sought After Catchment
- In Need Of Refurbishment
- Good Sized Rear Garden
- Close To Mainline Station
- No Onward Chain
- CASH BUYERS ONLY



### Reception Hall

3.99m x 1.80m (13'1 x 5'11)

Accessed via a part double glazed front door. Obscure glass double glazed window. Staircase to first floor landing with an understairs storage cupboard.

### Lounge

3.61m into bay x 3.66m (11'10 into bay x 12'0)

West aspect via a double glazed bay window. Tiled fireplace with raised hearth surround, surround and mantle over. Picture rail.

### Dining Room

4.24m x 3.38m (13'11 x 11'1)

East aspect single glazed windows. Fireplace with a raised tiled hearth, tiled inset, wooden surround and mantle over. Picture rail. Built-in storage cupboard.

### Kitchen

3.33m x 2.11m (10'11 x 6'11)

Single drainer sink unit with storage cupboards below. Space for appliances. Single glazed windows and door to rear garden. NB: please note kitchen is in need of complete renovation works.

### First Floor Landing

3.15m x 2.11m (10'4 x 6'11)

South aspect obscure glass single glazed window. Access to loft. Doors to all first floor rooms.

### Bedroom One

4.17m x 3.68m (13'8 x 12'1)

East aspect single glazed windows. Built-in single wardrobe. Built-in airing cupboard. Picture rail.

### Bedroom Two

3.76m x 3.35m (12'4 x 11'0)

West aspect via a double glazed bay window. Picture rail.

### Bedroom Three

2.13m x 2.11m (7'0 x 6'11)

West aspect single glazed windows. Picture rail.

### Bathroom/W.C

1.83m x 1.80m (6'0 x 5'11)

Freestanding bath. Wall mounted wash hand basin. High-level WC. Part tiled walls. Window. NB: please note the bathroom is in need of complete renovation and also requires a water leak repairing before works commence.

### OUTSIDE

### Front Garden

Later to lawn with flower and shrub borders. Pathway to front door.

### Rear Garden

East aspect. Brick outbuildings. The remainder and majority of garden has been left to grow wild.

### Council Tax

Council Tax Band C

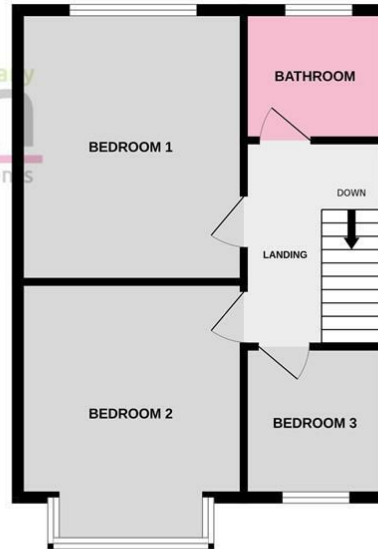
### Cash Buyers Only

Due to the current condition of the property we do not believe mortgage lenders will allow borrowing against the home. There has been a water leak within the bathroom and whilst the water has been turned off to prevent further damage, these repair works would need to be completed before any other renovation works took place.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

|                                             | Current  | Potential                                                                                                     |
|---------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |          |                                                                                                               |
| (92 plus) <b>A</b>                          |          |                                                                                                               |
| (81-91) <b>B</b>                            |          |                                                                                                               |
| (69-80) <b>C</b>                            |          |                                                                                                               |
| (55-68) <b>D</b>                            |          |                                                                                                               |
| (39-54) <b>E</b>                            |          |                                                                                                               |
| (21-38) <b>F</b>                            |          |                                                                                                               |
| (1-20) <b>G</b>                             |          |                                                                                                               |
| Not energy efficient - higher running costs |          |                                                                                                               |
|                                             |          | <b>42</b>                                                                                                     |
|                                             | <b>3</b> |                                                                                                               |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC  |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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