

Freehold - Offers In Excess Of £400,000



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Description

We are delighted to offer to market this character filled mid-terraced family home ideally situated in this central location with town centre shops, local schools, parks, bus routes & Worthing's mainline station nearby. Accommodation offers entrance hall, kitchen/breakfast room, living room and dining room. Upstairs are three bedrooms and a family bathroom. Other benefits include a West facing enclosed rear garden.

Key Features

- Character Filled Mid-Terraced Family Home
- Two Reception Rooms
- West Facing Enclosed Rear Garden
- Close to Town Centre Shops, Local Schools, Parks, Bus Routes & Worthing's Mainline Station Nearby
- Kitchen / Breakfast Room
- Three Bedrooms
- Favoured Central Location





Entrance Hall

Smooth finished walls with picture rails, radiator, wood effect flooring.

Lounge / Diner

7.62 x 3.25 (25'0" x 10'8")
Original cornicing, double glazed bay window and further double glazed window to rear, radiator, multi fuel burner, tv point, space to dine, wood effect flooring.

Kitchen/Breakfast Room

4.78 x 2.79 (15'8" x 9'2")
Double glazed sliding door to rear, additional window to side, matching range of wall and base units, one and half bowl sink inset to worktop with integrated appliances including four ring gas hob and a double length fan assisted oven, breakfast bar, vinyl flooring.

Stairs leading up to;

Landing

Split level, access to loft space.

Bedroom Three

2.74 x 2.31 (9'0" x 7'7")
Double glazed window to rear, radiator, wood effect flooring.

Bathroom

Double glazed frosted window to side, P shaped panel enclosed bath with mixer tap and over head shower, pedestal wash hand basin, chain flush w/c, heated towel rail, vinyl flooring.



Bedroom Two

3.51 x 2.59 (11'6" x 8'6")
Double glazed window to rear, picture rail, wood effect flooring.

Bedroom One

3.96 x 3.66 (13'0" x 12'0")
Double glazed window to front with radiator below, built in wardrobes, telephone point, access to loft space, wood effect flooring.

West Facing Rear Garden

Paved throughout with flower beds.



Floor Plan Stanley Road

Ground Floor



First Floor



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	87	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	73	

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