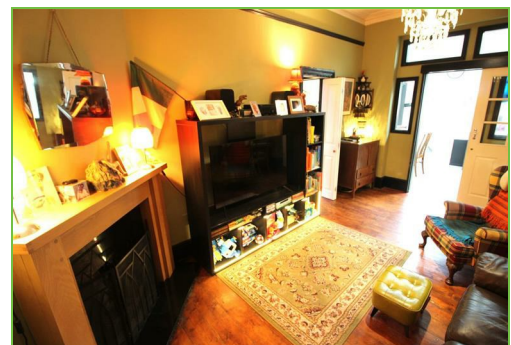




3 Harrow Road, Worthing, West Sussex, BN11 4RB

Asking Price £545,000

Located within this sought after tree lined road is this well presented house which is divided into two apartments including the whole freehold. This would make an ideal buy to let investment or live in and income. The ground floor which is exceptionally well presented comprises three bedrooms, living room, kitchen/breakfast room, utility room and a family bathroom. Benefits from a beautiful rear garden being of a westerly aspect. The first floor apartment comprises spacious living room, kitchen/breakfast room, two double bedrooms and a bathroom and benefits from an off street parking space. The first floor flat is currently let on an AST achieving £1200pcm. This house is being sold with the whole freehold.



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Ground floor flat

Entrance Hallway

Front door to communal hallway with door to entrance hall, wood floor boards, useful under-stairs store cupboard, plus further cloaks cupboard, feature stained glass window, picture rail and ceiling coving.

Living Room

15'7 x 10'8 (4.75m x 3.25m)

Spacious reception with tall ceilings and wood floor boards, having a feature fire surround with inset open fireplace and hearth. Radiator, sliding door and internal windows overlooking your kitchen, bi-folding door leading to:

Internal lobby

Storage cupboard and a double glazed window, doors leading to bedroom 3/study and the bathroom.

Kitchen/breakfast room

9'9 x 9'2 (2.97m x 2.79m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit with cupboard under. Built in Electrolux induction hob with oven under and stainless steel extractor hood over, space for dishwasher and decorative splash back tiled surround. Radiator, under cupboard lighting, double glazed windows and doors overlooking the rear gardens. Two Velux windows to the vaulted ceiling with inset ceiling spot lighting. Bi-folding door to:

Utility room

Work surfaces, wall units plus further cupboard housing the combination gas boiler, consumer unit, double glazed window overlooking the rear garden and plumbing for washing machine.

Bedroom One

14'1 into bay x 12'1 (4.29m into bay x 3.68m)

Wood floor boards, radiator, double glazed windows to the bay window, exposed brick wall with an open fireplace, picture rail and ceiling coving.

Bedroom Two

10'4 into recess x 10'9 (3.15m into recess x 3.28m)

Wood floor boards, radiator, double glazed window with a south aspect, cupboard housing electric meter and a picture rail.

Bedroom 3/study

9'7 x 5'8 (2.92m x 1.73m)

Wood floor boards, radiator, built in shelving and book case, double glazed window to side and ceiling rose.

Bathroom

A modern white suite comprising paneled bath with mixer tap with shower attachment, glass shower screen, pedestal wash basin, low level wc, tiled surround, double glazed window, heated towel rail and ceiling spot lighting.

Rear Garden

A beautiful landscaped westerly rear garden, flagstone paving with an array of mature trees, plants and shrubs, feature brick built seating area & brick built pond, outside lighting, green house, large timber shed and secure side access

First floor flat

Entrance hall

Stairs to first floor hallway with a fitted cupboard, ceiling coving and access to the loft space.

Living room

16'9 x 13'8 (5.11m x 4.17m)

Feature fire surround with open fireplace with hearth, radiator, double glazed windows to bay with a further double glazed window to the front and ceiling coving.

Kitchen

10'7 x 9'8 (3.23m x 2.95m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit, gas cooker point, plumbing for washing machine and a space for a tall fridge/freezer. Fitted cupboard housing the fuse box, double glazed window with a south aspect, splash back tiling, ceiling coving and ceiling spot lighting.

Bedroom 1

12'9 x 7'9 (3.89m x 2.36m)

A fitted wardrobe, radiator, double glazed window with a westerly aspect and ceiling coving.

Bathroom

Tiled flooring with a white suite comprising paneled bath with mains shower over with a glass screen with mosaic tiled surround, low level wc, wash basin with splash back mosaic tiling, double glazed window, ceiling coving and ceiling spot lighting.

Bedroom 2

10'5 x 8'8 (3.18m x 2.64m)

A fitted cupboard, radiator, double glazed window with a westerly aspect and a further double glazed window to the side and ceiling coving.

Front garden

Off street parking for one vehicle.

Disclaimer

