



Little Pembrokes Downview Road, Worthing, BN11

£400,000



**Property Type:** Town House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Well Presented End Of Terrace
- Three Bedrooms
- Modern Kitchen
- Ground Floor WC
- Modern Re-Fitted Bathroom
- West Facing Lounge
- Integral Garage
- Rear Garden
- Close To West Worthing Railway
- Shopping Facilities Nearby

We are delighted to present this well-presented end-of-terrace townhouse to the market. The property offers three bedrooms, a modern fitted kitchen, a bright west-facing lounge, ground floor WC, and a contemporary family bathroom. Further benefits include an integral garage, private rear garden, and off-road parking. Ideally situated within easy reach of West Worthing railway station and local shopping amenities.





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#### **INTERNAL**

The front door opens into the entrance hall, providing access to the ground floor WC, integral garage, and ground floor bedroom. The garage benefits from space and plumbing for a washing machine and tumble dryer, along with access to a useful storage cupboard. The ground floor bedroom features a generous understairs storage cupboard and direct access to the rear garden, the ground floor bedroom could be used as a study. On the first floor, the modern fitted kitchen offers a range of stylish white and navy units, a gas hob, built-in oven, integrated dishwasher, fitted pull-out bin, space for a fridge/freezer, and sink with drainer. The spacious lounge/dining room provides ample room for both living and dining furniture, creating an ideal space for entertaining and everyday living. The second floor landing provides access to the loft, airing cupboard, contemporary bathroom, and two double bedrooms. The modern bathroom comprises a shower cubicle, bath with shower attachment, wash hand basin with storage beneath, illuminated mirror, and WC.

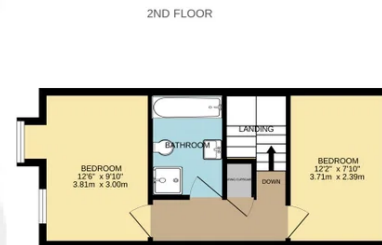
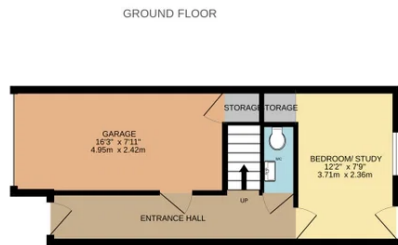
#### **EXTERNAL**

To the front, the property benefits from ample off-road parking, side access via a timber gate, and additional storage space. The rear garden is mainly laid to lawn and features patio areas ideal for outdoor furniture, along with a flower bed adding colour and character.

#### **SITUATED**

Situated on Downview Road, the property is conveniently located just 180 yards from West Worthing Railway Station. A range of local shopping facilities can be found within walking distance along Tarring Road and South Street, while Worthing Town Centre is approximately 0.9 miles away. Local bus services also operate nearby along Tarring Road, Grand Avenue, and Mill Road, providing excellent transport links.





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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Whilst we endeavour to make our properties 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	