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## Description

\* Guide Price £300,000 - £315,000 \*

We are delighted to offer this attractive period cottage, conveniently located in the heart of Worthing town centre. The property offers two well-proportioned double bedrooms, well-sized living areas, and the benefit of being sold chain free.

## Key Features

- Attractive period cottage in the heart of Worthing town centre
- Spacious open plan lounge and dining room
- Fitted kitchen with garden access
- Ground floor extension with generous bathroom
- Two good-sized double bedrooms
- Low-maintenance rear garden with artificial lawn
- Centrally located with easy access to shops, cafés, and restaurants
- Close to the seafront and Worthing railway station
- Chain Free
- Council Tax Band B | EPC Rating D



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co



### Accommodation

This characterful home welcomes you into a spacious open plan lounge and dining room, a practical space for both relaxing and entertaining, which leads directly into a fitted kitchen with access to the rear garden. A ground floor extension incorporates a generous bathroom, adding useful space to the layout.

Upstairs, there are two good-sized double bedrooms, both filled with natural light. Externally, the property has a low maintenance rear garden laid with artificial lawn, providing outside space without the upkeep.

### Location

Situated on Howard Street, the property is within easy reach of local shops, cafés, restaurants, the seafront, and Worthing railway station, making it convenient for commuters. Presented in good general order, this property is suitable for first-time buyers, downsizers, or investors.



