



Ely Road, Worthing, BN13

Offers Over **£335,000**



**Property Type:** End of Terrace House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- End Of Terrace House
- Three Bedrooms
- Fitted Kitchen
- Lounge & Dining Room
- Shower Room
- Rear Garden
- Quiet Location
- Close To West Worthing Railway Station
- Close To Local Primary & Secondary Schools
- Chain Free

We are delighted to bring to the market this chain free end of terrace house. The property offers three bedrooms, a modern shower room, spacious lounge, dining room, sunroom, and a well fitted kitchen. Externally, the home benefits from a private rear garden and is ideally situated in a quiet location, close to local shops and convenient transport links.





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### **INTERNAL**

Upon entering the property, the front door opens into the entrance hall, which provides access to a storage cupboard, the lounge, and the kitchen. The lounge features a fireplace surround with a gas fire and an opening through to the dining room. The dining room offers further access to the kitchen and the sunroom, creating a natural flow between the living spaces. The fitted kitchen is equipped with a range of wall and base units, a built in double eye level oven, sink and drainer, and space for a washing machine and fridge/freezer. It also provides access to under stairs storage and a door leading out to the side of the property. On the first floor, there are three bedrooms and access to an airing cupboard. Bedrooms one and two are both double rooms, each with built in storage, while bedroom three also benefits from a storage cupboard. The shower room comprises a walk in shower with a glass screen, wash hand basin, and WC.

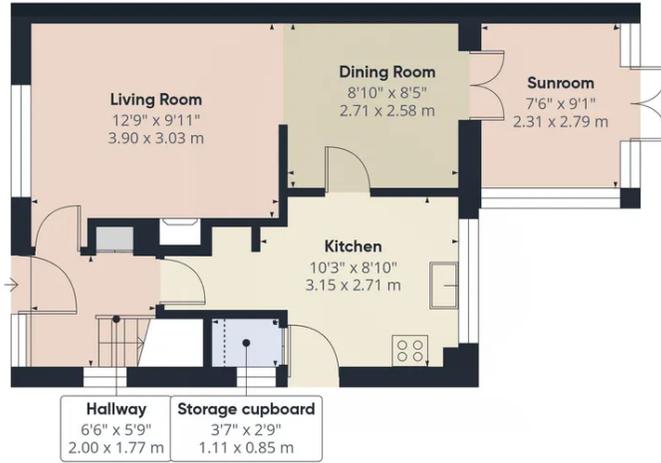
### **EXTERNAL**

To the front, the garden is mainly laid to lawn with attractive floral borders and a resin pathway leading to the front door. The rear garden is also predominantly laid to lawn and features a recently laid resin area, providing space for outdoor furniture ideal for relaxing or entertaining. The garden also includes a mature tree and a gate offering side access.

### **SITUATED**

Located in the popular area of Tarring, this property sits within the highly sought-after Thomas A Becket school catchment area and is just a short walk from Tarring Park. Local shops and amenities are conveniently situated around 0.5 miles away on South Street, while Worthing town centre is within 1 mile. For commuters, West Worthing Station is approximately 0.5 miles away, providing excellent transport links.





Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

799 ft<sup>2</sup>  
74.4 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.