



West Street, Worthing



Asking Price
£365,000
Freehold

- Beautifully Presented Two Bedroom Fisherman's Cottage
- Highly Sought-After Town Centre Location
- Spacious Lounge with New Oak Flooring
- Two Generous Double Bedrooms
- Part Triple Glazing and Versatile Accommodation
- Extended Accommodation Over Three Floors
- Just Yards from Worthing Seafront
- Extended Full-Width Kitchen/Diner
- Private and Secluded Rear Garden
- Council Tax Band B | EPC Rating TBC | Chain Free

We are delighted to offer this beautifully presented and extended two bedroom fisherman's cottage, situated in the heart of Worthing town centre, just yards from the seafront and promenade. The property offers charming and versatile accommodation arranged over three floors, with a spacious lounge, extended kitchen/diner, two generous double bedrooms and a private, secluded rear garden.

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Accommodation

The accommodation comprises a bright and spacious front-facing lounge, featuring newly installed oak flooring, which leads through to an impressive, extended full-width kitchen/diner. This wonderful space benefits from a skylight allowing plenty of natural light and provides direct access to the rear garden.

On the first floor is a generous double bedroom with ample built-in wardrobe space, together with a spacious family bathroom. The second floor offers a further bright and airy double bedroom, extending from the front to the rear of the property, with potential to be divided into two smaller bedrooms, subject to the necessary permissions.

Outside, the property benefits from a private and secluded rear garden, enclosed by brick walls and predominantly laid with artificial grass, complemented by established shrubs and borders. A useful storage shed is positioned at the far end of the garden.

Further benefits include triple glazing to some windows and a highly convenient location, within easy reach of Worthing's seafront, promenade, town centre shops, restaurants, parks and local bus routes.





Total area: approx. 78.3 sq. metres (842.4 sq. feet)

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	

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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.