





24 St. Elmo Road

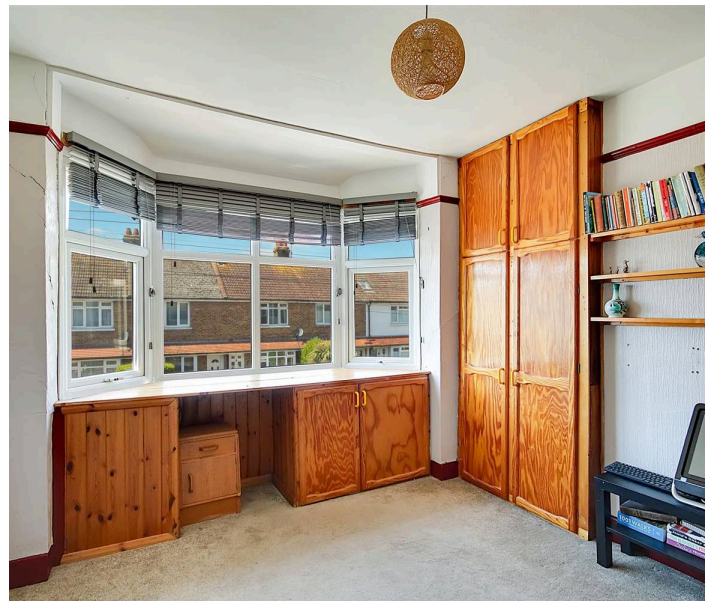
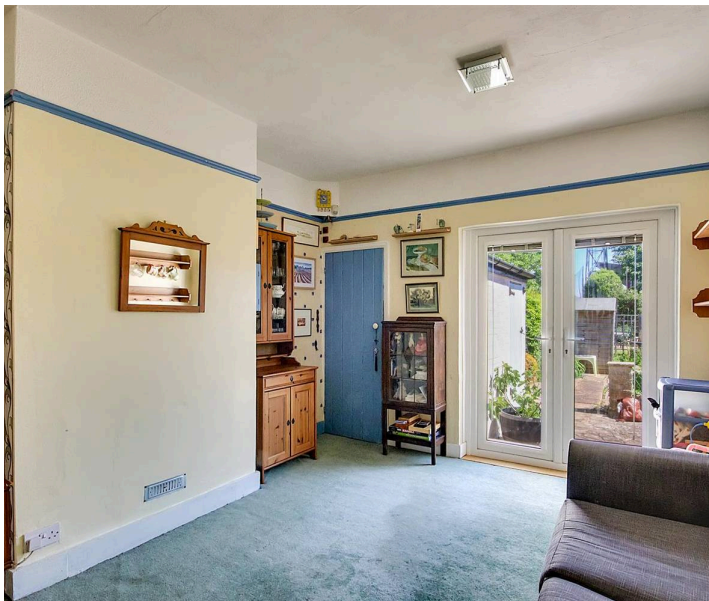
Worthing

A CHAIN FREE three bedroom terraced family home in this popular area of Broadwater being close to local schools, shops, amenities and popular transport routes including Worthing and West Worthing Mainline Railway. In brief the property consists of a separate spacious bay fronted lounge to the front, the dining room to the rear with the kitchen has the opportunity to open up & have a fantastic family space leading onto the rear garden, on the first floor you have two spacious double bedrooms & a single bedroom or home office depending on your personal preference, you also have the family bathroom to complete the internal accommodation. Externally you have both front driveway offering off street parking for two plus vehicles & a rear garden with mature flower & shrub borders. Further benefits include double glazing installed in 2017 and gas central heating with the boiler being recently replaced in 2023.

Council Tax band: C

Tenure: Freehold

- PVCU Double Glazed & Gas Central Heated Throughout
- Three Bedrooms
- Great School Catchment Area
- Popular Broadwater Location
- EPC Rating C
- Easy Access To A27 & A259
- Walking Distance To Worthing Mainline Train Station
- Terraced Family Home
- Chain Free Property
- Fitted Kitchen & Bathroom



Entrance Hallway

Stripped original wooden flooring, radiator, stairs to first floor, private front door, access to understairs storage cupboard.

Separate Lounge

Carpeted floor, radiator, fitted shelving, PVCU double glazed bay window with fitted shutter blinds, picture rail.

Dining Room

Carpeted floor, radiator, various fitted shelving spaces, picture rail, PVCU double glazed door leading out into rear garden, fitted larder cupboard with various recessed shelving units, wall mounted boiler, window.

Fitted Kitchen

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, matching integrated fridge freezer, space for washing machine & space for separate under counter fridge, integrated cooker with four ring gas burning hob, inset stainless steel single drainer sink unit with mixer tap, part tiled walls, feature magnetic painted wall, PVCU double glazed door leading to rear garden.

First Floor Landing

Carpeted floor, loft hatch access.

Bedroom One

Carpeted floor, radiator, a range of fitted wardrobes & cupboards having various hanging rails & shelving, picture rail, PVCU double glazed bay window.

Bedroom Two

Carpeted floor, radiator, a range of fitted wardrobes with various hanging rails & shelving, PVCU double glazed window.

Bedroom Three

Carpeted floor, radiator, fitted storage cupboard, PVCU double glazed window.





Family Bathroom

Vinyl flooring, panel enclosed bath with shower attachment, wall mounted separate electric shower, pedestal hand wash basin with hot & cold tap, low flush WC, fully tiled walls, chrome ladder style heated towel rail, PVCU double glazed obscured glass window.

Externally

Front Garden

Laid to block paving offering off street parking for approximately two vehicles, fencing to sides.

Rear Garden

Patio area, stepping onto large lawned area having various mature flower & shrub borders, outside WC, timber built storage shed, gated rear access, fence enclosed.

Council Tax

Band C

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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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