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31 Littlehampton Road, Worthing - BN13 1QJ

£300,000









31 Littlehampton Road

Worthing

CASH BUYERS ONLY An older style three bedroom terrace house situated in the sought-after Thomas A Becket location. This home is available chain free and although requires some work it benefits from character and features. The accommodation briefly comprises: entrance lobby, hall, lounge, dining room, breakfast room and kitchen. To the first floor there is a split level landing, three double bedrooms, bathroom and separate WC. Externally the property benefits from a South-facing rear garden with a covered area and brick built out house. ***Viewing is highly recommended***

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Older Style Terrace House
- Close To Local Shops, Schools & Buses
- Viewing Advised
- Three Reception Rooms
- Chain Free
- South Rear Garden
- Three Bedrooms
- Cash Buyers Only

Entrance Lobby
Lobby Dado and picture rail. Varnished exposed floorboards. Door to

Hall
Varnished exposed floorboards. Radiator. Staircase to the first floor. Picture rail. Understairs cupboard.

Lounge
Dimensions: 4.17 x 3.74 (13′8″ x 12′3″). Decorative fireplace with painted surround and mantle. Double glazed bay window. Decorative cornice and picture rail.

Dining Room
Dimensions: 3.61 x 3.12 (11′10″ x 10′2″). Varnished exposed floorboards. Fireplace surround. Double glazed window. Radiator.

Breakfast Room
Dimensions: 3.18m x 3.66m (10′5″ x 12′). Varnished exposed floorboards. Radiator. Ornamental opening in chimney breast. Understairs cupboard. Picture rail. Unused door to garden.

Kitchen
Dimensions: 1.83m x 1.30m (6′ x 4′3). Radiator. Work surface. Sink. Cooker space. Part tiled walls. Double glazed window.

First Floor Landing
Split level. Fitted double cupboard. Painted exposed floorboards. Picture rail.

Bedroom One
Dimensions: 4.75 x 4.17 (15′7″ x 13′8″). Impressive fireplace. Double glazed bay window. Further double glazed window. Three radiators. Wall mounted central heating thermostat. Decorative coving and picture rail. Painted exposed floorboards.

Bedroom Two
Dimensions: 3.56 x 3.12 (11′8″ x 10′2″). Painted exposed floorboards. Picture rail. Double glazed window. Radiator. Feature fireplace.



Bedroom Three
Dimensions: 3.99m max x 3.28m (13′1″ max x 10′9″). Double glazed window. Radiator. Painted exposed floorboards. Wall mounted wash basin. Access hatch to loft space. Recessed shelved cupboard housing wall mounted boiler and hot water cylinder.

Bathroom
Bath and pedestal sink with decorative tiled splashback. Part tiled walls. Double glazed window. Radiator. Electric heated towel rail. Recessed shelving.

Separate Wc
Low-level flush WC. Part tiled walls. Double glazed window.



REAR GARDEN

Accessed from the kitchen and leads to the brick built outhouse. Opens to the rear garden. Mature garden with pathway leading to rear pedestrian access gate.















GROUND FLOOR

1ST FLOOR



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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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