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1



D



Description

We are delighted to offer this attractive two bedroom end of terrace fisherman's cottage, situated just off Worthing's popular seafront and promenade, and close to local shopping facilities, restaurants, bus routes and mainline station. Accommodation comprises of lounge/diner, Kitchen, two bedrooms and shower room. Other benefits include gas fired central heating, south facing rear garden and sash windows.



Key Features

- Two Bedroom End of Terrace House
- South Facing Courtyard Garden
- Lounge/Diner
- Fitted Kitchen
- Close to Worthing's seafront
- Shower Room
- EPC Rating D
- Council Tax Band C





Double-glazed front door to inner porch. Door to:

Lounge/Diner
7.2 x 3.97 (max into recess)
(23'7" x 13'0" (max into recess))

Secondary glazed dual aspect sash cord windows to front and side. Coving. Brick built fire surround. TV point. Telephone point. Radiator. Under stairs storage recess area housing electric meters.

Kitchen
3.6 x 1.76 (11'9" x 5'9")

Range of white fronted wall and base units. Wood effect worktop. One and half bowl sink with mixer tap. Four gas ring hob. Electric Oven. Extractor fan. Tiled splash back and walls. Double-glazed window. Space for fridge/freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Double-glazed door to garden.

First floor landing
Radiator. Loft hatch

Bedroom One
3.95 x 3.63m (12'11" x 11'10")
Secondary glazed dual aspect sash window to front and side. Coving. Two radiators.

Bedroom Two
2.36 x 3.29 (7'8" x 10'9")
Radiator. Double-glazed sash style window. Coving.

Shower Room
Corner fitted shower cubicle with fitted shower. Bidet. Low level flush WC. Pedestal hand basin. Tiled walls and flooring. Double-glazed window. Heated towel rail. Cupboard housing Worcester boiler.

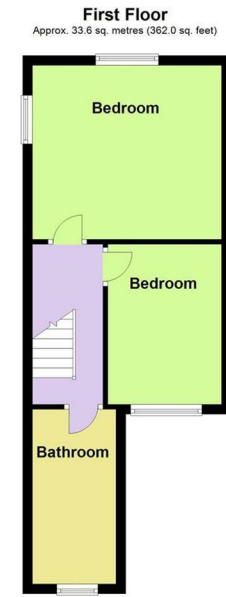
Outside

Rear Garden
Wall enclosed south facing courtyard garden. Gate access to rear. Tap. Useful lockable outside storage unit.





Floor Plan Western Row



Total area: approx. 68.9 sq. metres (741.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			87
(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			

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