



Sompting Road, Worthing BN14 9EU

Guide Price **£325,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Mid-Terraced Family House
- Bay Fronted Living Room
- Modern Open Plan Kitchen/ Diner
- Three Bedrooms
- contemporary Bathroom
- Well Presented
- Low Maintenance Back Garden
- Close To Local Amenities And Shops
- 1 Mile From East Worthing Station
- Chain Free

This well-presented, chain-free mid-terraced family home is ideally positioned on Sompting Road, offering spacious and versatile accommodation. The property combines a welcoming bay-fronted living room, modern open-plan kitchen/diner, three comfortable bedrooms and a contemporary family bathroom. The low-maintenance rear garden provides a pleasant space to relax and entertain, while the property's convenient location offers easy access to a range of local amenities and transport links.





INTERNAL

Upon entering the property, you are greeted by a bright and welcoming entrance hallway, which provides a pleasant introduction to the house and gives access to the principal living areas. The hallway offers a practical entrance space while creating a natural flow through the ground floor.

Situated at the front of the property is the bay-fronted living room, which is a particularly inviting reception space. The large bay window allows an abundance of natural light to fill the room, creating a bright and airy feel, while also adding a charming element of character to the property. The fireplace provides an attractive focal point and enhances the cosy atmosphere, making this a lovely room in which to relax at the end of the day or spend time with family and friends.

To the rear of the property is the modern open-plan kitchen/diner, forming the heart of this home. Designed with modern living in mind, the open-plan arrangement creates a sociable and versatile space that works equally well for everyday life or entertaining guests. The kitchen is fitted with a good selection of storage cupboards and work surfaces, providing a practical environment for preparing meals, while the integrated oven and microwave add further convenience. The boiler is also neatly housed within the kitchen.

There is ample space within the dining area, creating a natural area for family meals and entertaining. The open-plan design also allows plenty of natural light into the space and provides a pleasant outlook towards the rear garden, helping to create a light, comfortable and sociable environment.

The first floor provides three bedrooms, offering excellent versatility for modern family living. Each room provides a comfortable and peaceful space, with the accommodation lending itself well to a growing family, those requiring guest accommodation or buyers looking to create a dedicated home office or hobby room.

The contemporary bathroom completes the first-floor accommodation. Conveniently positioned to serve all three bedrooms.

EXTERNAL

To the rear, the property benefits from a pleasant and low-maintenance garden, providing a private and manageable outdoor area that can be enjoyed throughout the warmer months. The garden has been designed with ease of maintenance in mind while still offering plenty of space to sit out, entertain or enjoy some time outdoors.

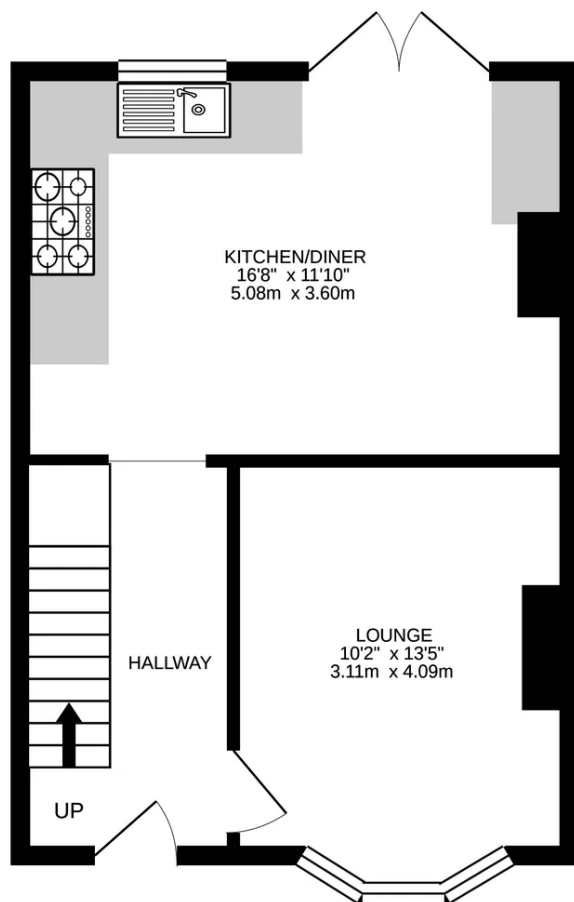
Adjoining the property is a paved patio area, providing an ideal setting for outdoor seating and al fresco dining. From here, the garden continues onto an area of lawn, creating a good balance between patio and green space and giving the garden a versatile feel.

At the far end of the garden is a useful garden shed, providing valuable additional storage for garden equipment, tools and other household items. A rear gate also provides convenient access, adding a practical element to the outside space.

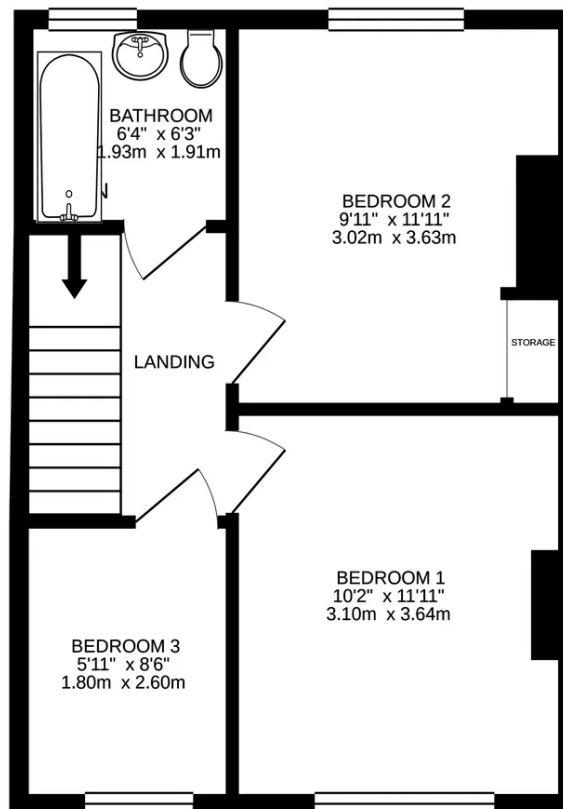
The garden offers plenty of potential to create your own outdoor retreat, whether that be a relaxed seating area for enjoying a morning coffee, a space for entertaining friends and family during the summer, or simply somewhere to unwind after a busy day.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	