



16 Elm Road, Worthing, BN11 1PG
Offers In Excess Of £400,000

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Situated in the heart of Worthing Town centre is this period FOUR BEDROOM end of terrace house benefitting from a PRIVATE DRIVE with car port. The accommodation briefly comprises: entrance hall, study, lounge, dining room, kitchen/breakfast room, four double bedrooms and bathroom with separate wc. The property is in need of modernisation and still benefits from many original features such as cornice ceilings and fireplaces. AVAILABLE CHAIN FREE

Externally the property has a private drive with CAR PORT, walled front garden and a South facing rear courtyard with pedestrian rear access.

- Town Centre
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Private Drive
- Car Port
- In Need of Modernisation
- CHAIN FREE





Part glazed front door leading into:

Entrance Vestibule

With further part glazed door leading into:

Entrance Hall

Night storage heater. Understairs storage cupboard. Stair case rising to the first floor.

Study

4.22m' max x 1.98m max (13'10' max x 6'6' max)

Of irregular shape. Double glazed window. Picture rail. Fitted storage cupboard.

Lounge

4.67m x 3.86m (15'4 x 12'8)

Double glazed bay window. Open fireplace. Alcove with fitted shelves. Cornice ceiling. Picture rail.

Dining Room

3.96m x 3.86m (13' x 12'8)

Fireplace with fitted gas fire. Alcove with fitted shelves and storage cupboard. Picture rail. Cornice ceiling. Double glazed window. Night storage heater.

Kitchen/Breakfast Room

5.84m x 3.81m max narrowing to 2.51m (19'2 x 12'6 max narrowing to 8'3)

Of irregular shape. Comprising of roll top working surfaces with inset single drainer stainless steel sink unit with mixer taps . Range of base units incorporating cupboards, drawers and breakfast bar. Space and plumbing for washing machine. Space for fridge and freezer. Extractor cooker hood. Shelved storage cupboard. Gas convector heater. Double aspect with double glazed windows. Part glazed door to garden.

First Floor Landing

Cornice ceiling. Night storage heater. Fitted cupboard housing hot water tank with immersion heater.

Bedroom 1

4.67m x 3.86m (15'4 x 12'8)

Double glazed bay window. Original marble fireplace with wrought iron inset. Cornice ceiling. Picture rail. Double glazed window.

Bedroom 2

3.96m x 3.86m (13' x 12'8)

Original fireplace with wrought iron inset. Alcove with original built in storage cupboard. Cornice ceiling. Picture rail. Double glazed window.

Bedroom 3

4.47m x 2.90m (14'8 x 9'6)

Of irregular shape. Original wrought iron fireplace. Alcove with original built in storage cupboard. Picture rail. Double glazed window. Access to loft space.

Bedroom 4

3.23m x 2.84m narrowing to 2.36m (10'7 x 9'4 narrowing to 7'9)

Double glazed window. Picture rail.

Bathroom

Panelled bath with electric shower over. Pedestal wash hand basin. Double glazed window.

Seperate wc

Low level wc.

Private Drive with Car Port

Providing off road parking.

Front Garden

Enclosed by low wall.

South Facing Rear Garden

Walled rear courtyard garden. Paved. Gate giving pedestrian rear access.

Required Information

Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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