



2



1



1



Description

We are pleased to offer for sale this well-presented two-bedroom end-of-terrace house, ideally situated close to Worthing town centre, the seafront, and excellent transport links, with West Worthing station within walking distance.

The accommodation comprises a kitchen, a spacious lounge/diner, a ground floor WC, two bedrooms, and a bathroom. The property further benefits from a south facing garden, off road parking for two vehicles, and is offered to the market chain free.

Key Features

- End Of Terrace House
- Spacious Lounge/Dining Room
- Parking For Two Vehicles
- Excellent Transport Links
- EPC Rating TBC
- Two Bedrooms
- Ground Floor WC
- South Facing Garden
- Chain Free
- Council Tax Band B





uPVC double glazed front door leading to:

Lounge

3.73 x 4.42 (into stairs recess) (12'2" x 14'6" (into stairs recess))

Wall mounted electric heater, under stairs storage cupboard housing electric consumer unit, double glazed window with westerly aspect and double glazed french doors leading to garden, and TV & telephone point. Leading to:

Downstairs WC

Low flush WC, tiled floor and splash backs, pedestal basin, electric wall mounted heater and shaving light and mirror.

Kitchen

2.72 x 1.77 (8'11" x 5'9")

Range of white fronted wall and base units, roll-top worksurfaces incorporating a stainless steel sink with mixer tap, Hotpoint electric oven, four ring electric hob with extractor fan over, space for fridge freezer, further appliance space, tiled splash back, and south facing double glazed window.

Staircase

Leading to first floor landing with loft hatch.

Bedroom One

3.43 x 2.85 (11'3" x 9'4")

Double bedroom, duel aspect double glazed windows, wall mounted heater, coving, and cupboard housing pre-lagged copper cylinder and hanging rail.

Bedroom Two

2.29 x 2.59 (7'6" x 8'5")

Double bedroom with southerly aspect double glazed window and wall mounted electric heater.

Bathroom

Panel enclosed bath, with mixer tap, fitted over bath shower with screen, pedestal basin with mixer tap, low flush WC, tiled walls, floors and splash back, electric heater, shaving mirror and light.

Outside

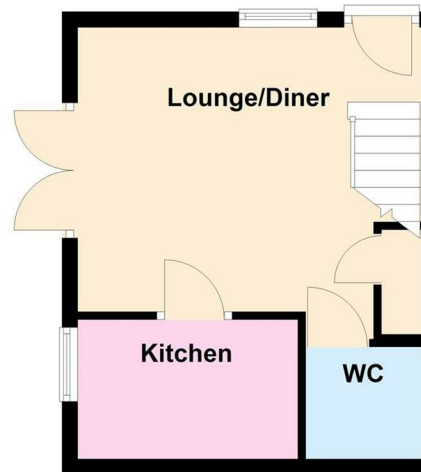
South facing enclosed garden with flowerbeds, lawn and patio areas, pitched roof timber shed, and gate through to two rear parking spaces.



Floor Plan Eton Road

Ground Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 48.6 sq. metres (522.7 sq. feet)



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co