

A simply beautiful extended three bedroom end of terrace house in this extremely convenient and highly popular residential location.

In brief, the accommodation comprises a double glazed composite front door into entrance hall. beautiful bay fronted lounge, extended kitchen/diner with the kitchen area boasting an extensive range of fitted cupboards and drawers, with integrated appliances. There is a large utility cupboard and ground floor WC. From the kitchen/dining room are French doors and casement windows opening onto the landscape garden.

To the first floor are three good sized bedrooms and a modern family bathroom. There is a front garden. The rear garden is a particular feature of the property with a large area of decking, artificial lawn, and borders arranged for easy maintenance. The garden is enclosed by timber fencing. There is also side access.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate this stunning family home. Situated in Elm Grove, the property is just a short walk, From the comprehensive shops, bars and restaurants in Goring Road. Equally West Worthing mainline railway station is just a short distance, and this gives great access to most major towns and cities. Regular buses also serve the area. Cool now for your chance to view.





Composite front door into spacious entrance hall  
15'1 x 5'4 (4.60m x 1.63m)

Bay fronted lounge  
13'5 x 10'7 (4.09m x 3.23m )

Extended kitchen/dining room  
18'2 x 16'5 narrowing to 11'4  
(5.54m x 5.00m narrowing to 3.45m)

Large utility cupboard

Ground floor WC

Stairs to first floor landing with access to loft

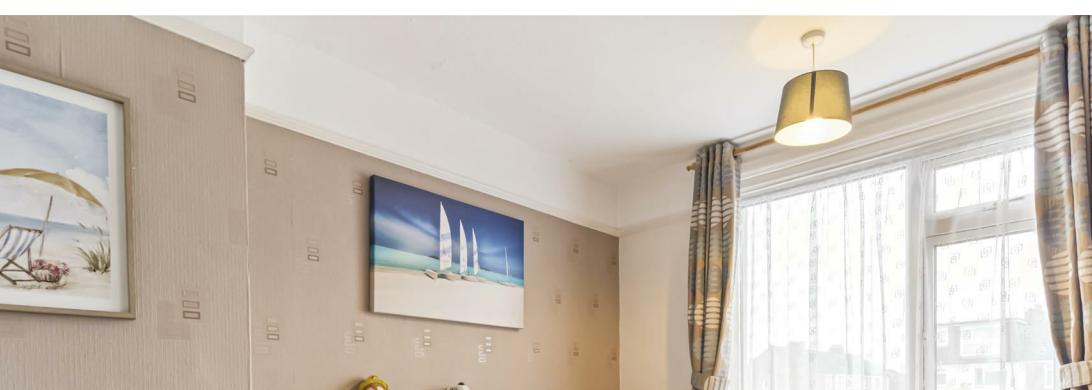
Bedroom one  
11'5 x 10'0 (3.48m x 3.05m)

Bedroom two  
11'5 x 9'9 (3.48m x 2.97m)

Bedroom three  
6'0 x 7'10 (1.83m x 2.39m)

Modern fitted family bathroom  
6'0 x 6'7 (1.83m x 2.01m)

Feature landscaped rear garden



## Floor Plan



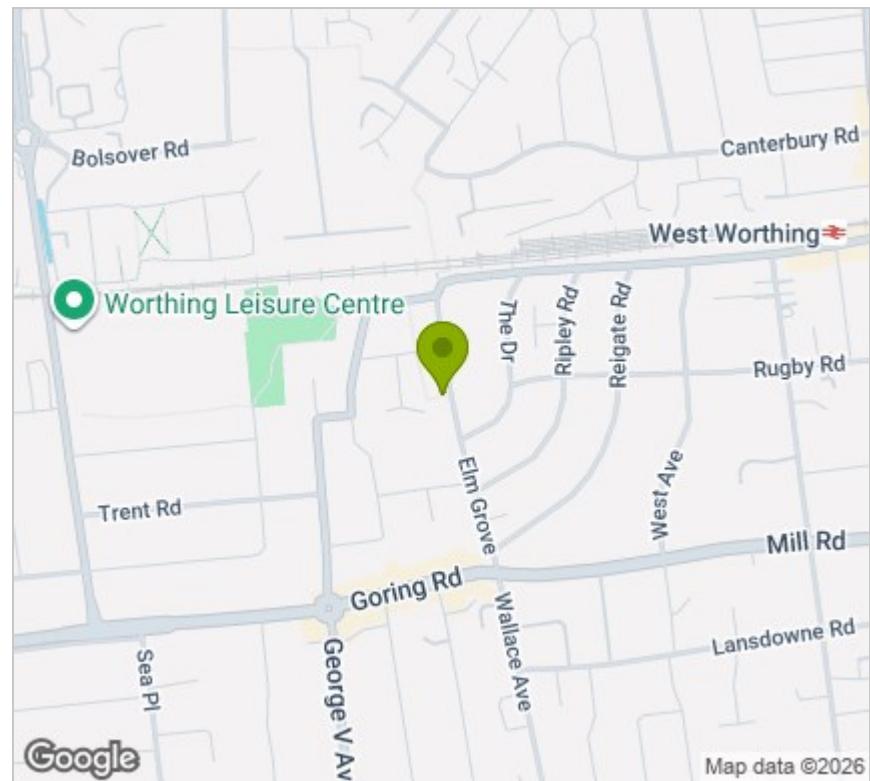
## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

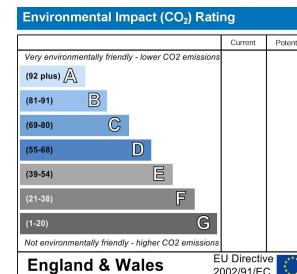
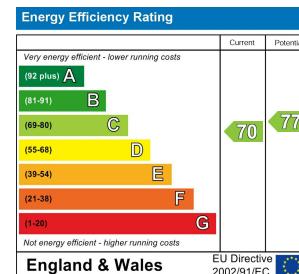
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## Area Map



## Energy Efficiency Graph



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