

Elm Grove, Worthing, BN11

Offers Over **£400,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Extended Mid Terrace House
- Two Bedrooms
- Loft Room
- Lounge & Dining Room
- Modern Extended Kitchen/ Breakfast Room
- Modern Bathroom
- Off Road Parking
- Private Rear Garden
- Elm Grove School Catchment Area
- Close To West Worthing Station

We are pleased to offer a period style, mid terrace house situated in the highly desirable Elm Grove area of West Worthing, this attractive, family home blends character features with modern living. The property offers two bedrooms with a loft room, lounge, dining room, extended and light-filled kitchen/breakfast room and a stylish family bathroom. Externally, there is a well-maintained rear garden and off-street parking to the front. Ideally located within the popular Elm Grove School catchment area.





INTERNAL

The property opens into an entrance hall with solid oak flooring and security alarm, leading to a spacious through lounge/dining room featuring oak flooring throughout, an oak and glass staircase, cast iron fireplace, wood-burning stove, bay window and ornate coving. To the rear is an extended kitchen/breakfast room with tiled flooring and underfloor heating, stone worktops, butler sink, integrated appliances, skylights and spot lighting. The ground floor also benefits from a separate WC. Upstairs, the first floor offers two well-proportioned bedrooms and a stylish family bathroom with roll-top bath and separate shower, while the second floor comprises a loft room with built-in storage, Velux windows and far-reaching views across Worthing towards the South Downs.

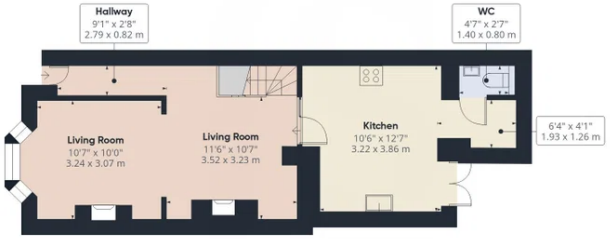
Please note: The fully converted loft room does not have Building Regulations approval/sign-off.

EXTERNAL

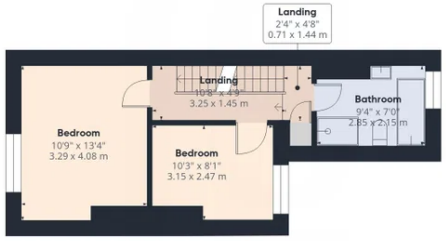
The property features a rear garden with a paved seating area leading to a lawn bordered by mature flowers, shrubs and a tree, along with a timber shed, outside tap and lighting, and secure rear access. To the front, there is off-street parking complemented by a flower and shrub border.

SITUATED

Situated in the highly desirable Elm Grove area, the property is just 400 yards from Goring Road Shops offering a range of coffee shops, eateries, convenience stores and banks. It falls within the popular Elm Grove School catchment, is 0.5 miles from West Worthing train station, benefits from bus routes along Goring Road, and is approximately 1.5 miles from Worthing town centre with its wider selection of shops, restaurants and theatres.



Ground Floor



Floor 1





Floor 2

Approximate total area(1)

952 ft²

88.4 m²

Reduced headroom

27 ft²

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

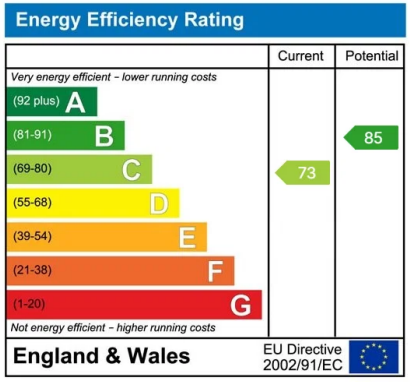
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

West Worthing Office | 4 Wallace Parade | Goring Road | Worthing | West Sussex | BN12 4AL
01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel