



19 Norfolk Street, Worthing, BN11 4BB  
Asking Price £450,000

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**BUY TO LET INVESTORS ONLY.** Popular three bedroom older style terrace house with views overlooking Victoria Park. Located close to Worthing town centre and mainline railway station. The accommodation briefly comprises: entrance hall, lounge, modern open plan kitchen/ dining room, first floor landing, three bedrooms and modern bathroom/wc. Externally there are front and rear gardens. Benefits include PVCu double glazed windows and gas central heating.

- Buy to let only
- Three Bedroom
- Older Style Terraced House
- Central Worthing Location
- Views Over Victoria Park
- Close to Town Centre, Seafront and Train Station
- Double Glazed Windows
- Modern open plan kitchen/ diner





Part glazed front door to:

### Entrance hall

Stair case rising to the first floor with storage cupboard under. Radiator.

### Lounge

4.17m x 3.53m (13'8 x 11'7)

Feature fireplace with painted wood surround. Picture rail. Modern fitted white shutters. Double glazed window with views over Victoria park.

### Kitchen/ Dining room

5.77m x 3.66m narrows to 1.96m (18'11" x 12'0" narrows to 6'5")

Modern kitchen with excellent range of worksurfaces with cupboards and draws fitted under. Inset single drainer sink unit. Fitted gas hob with oven under and extractor canopy above. Integrated fridge freezer and dishwasher. Double glazed window and double glazed patio

door to garden. Picture rail. Feature fireplace with painted wood surround.

### First floor landing

Doors to all bedrooms.

### Bedroom one

4.42m x 3.12m (14'6 x 10'3)

Radiator. Double glazed window with views over Victoria park. Picture rail.

### Bedroom two

3.61m x 3.05m (11'10 x 10')

Radiator. Double glazed window.

### Bedroom three

2.08m x 1.98m (6'10 x 6'6)

Radiator. Oriel bay window with views over Victoria Park.

### Bathroom/ Wc

White suite comprising panelled bath with

shower above and glass screen, vanity sink and low level flush w/c. airing cupboard housing Boiler and shelving. Double glazed window. Extractor fan. Access hatch to loft space.

### Rear garden

Mainly laid to lawn with decked entertaining area and pathway leading to the rear of the garden. Pedestrian rear access. Wooden Shed

### Front garden

Enclosed low fencing with shingle and pathway to front door.

### Required Information..

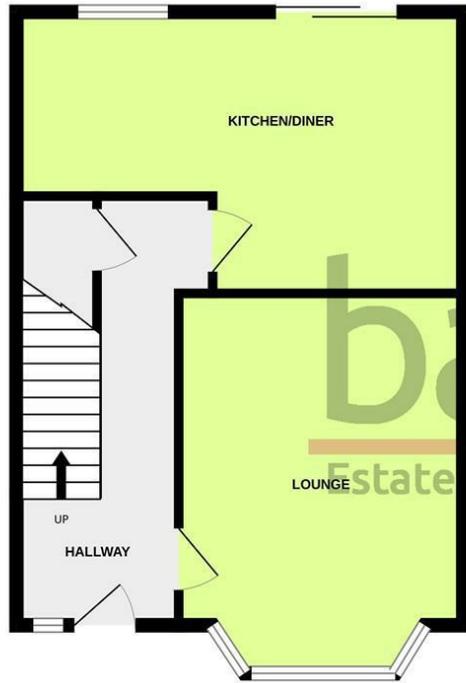
Council tax band: C

Draft version: 1

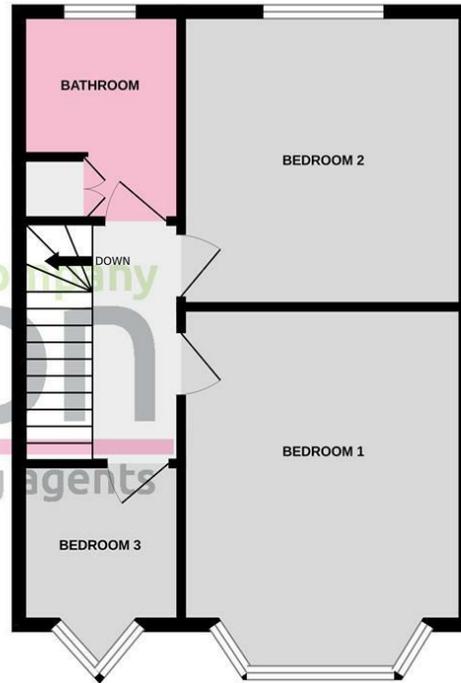
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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