



Leigh Road, Worthing, BN14 9HG

Guide Price **£325,000**



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Mid-Terraced Family House
- Bay Fronted Living Room
- Extended Open Plan Kitchen/Diner
- Two Bedrooms
- Three Piece Bathroom Suite
- Well Presented
- Low Maintenance Back Garden
- Off Road Parking
- Close To Local Amenities And Shops
- 1 Mile From East Worthing Station



This mid-terraced house on Leigh Road offers comfortable living with convenient access to local amenities and transport links, making it an ideal home, boasting an extended open-plan kitchen/diner that forms the lively heart of the home.



INTERNAL

From the moment you step through the door, you'll be greeted by a thoughtfully presented interior, beginning with a bright, welcoming bay-fronted living room – an ideal space for unwinding after a long day or enjoying cosy evenings in with the perfect addition of a log burner. The real showstopper lies to the rear: an extended open-plan kitchen/diner, masterfully designed to be a hub of activity. This spacious area is perfect for everything from relaxed family meals to lively entertaining, flowing seamlessly. Ascending to the first floor, you'll find two well-proportioned bedrooms, each offering a peaceful sanctuary for rest and relaxation, complemented by a complete three-piece bathroom suite, ensuring everyday comfort and convenience.

EXTERNAL

Step outside to discover a charming, low-maintenance back garden, providing a private oasis where you can enjoy the fresh air, dine al fresco, or simply relax in your own secluded space. To the front, the added convenience of off-road parking ensures ease for residents and guests alike.



SITUATED

Nestled in a highly popular residential area, this home offers the perfect blend of tranquility and connectivity. You'll find a wealth of local amenities and shops within easy reach, with the bustling Broadwater Village Parade just approximately half a mile away, catering to all your daily needs. Commuters will highly value the quick access to the A27 and A24, opening up routes to surrounding areas. For those who prefer rail travel, East Worthing Station is conveniently located a mere 1 mile away. Explore the vibrant Worthing town centre, approximately 1.6 miles distant, offering an extensive array of shopping, diverse restaurants, welcoming pubs, cinemas, theatres, and leisure facilities for endless entertainment. Excellent bus services also run nearby, providing further seamless transport links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.