



Buckingham Road, Worthing, BN11 1TH
£400,000



Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- End Of Terraced Period House
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Contemporary Bathroom Suite
- Well Presented Throughout
- A Wealth Of Characterful Features
- Vendor Suited
- Heart Of Worthing Town Centre
- Within 200 Metres Of Worthing Seafront
- Close To Local Shops, Amenities & Mainline Train Station



We are delighted to offer for sale this charming and very well presented end of terrace period home, situated in the heart of Worthing town centre close to local shops, amenities, mainline train station and seafront. The property boasts two double bedrooms, open plan modern kitchen/diner, west facing living room, contemporary bathroom suite and a low maintenance



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Internal The front door opens into the welcoming entrance hall, providing access to all ground floor rooms, stairs rising to the first floor and a convenient place to store shoes and hang coats. Situated at the front of the house is the bay fronted living room, measuring 13'3" x 11'7" and benefiting from facing west and taking in the afternoon sun. Adjacent is the dining room, currently setup as a home office space but has space for a large family sized dining table. Situated at the rear of the house is the open plan kitchen/diner, this dual aspect space faces both east and south making this a light and airy space during the morning and afternoon. The kitchen has been fitted with an array of modern shaker style wall and floor mounted units, topped with solid wood worktops to create a smart finish. This room has been cleverly designed with an island to allow for multiple seating. The first floor comprises of two double bedrooms and the family bathroom. The principle bedroom is located at the front of the house and measures a substantial 13'3" x 12'10", with west facing views and built in wardrobes with a stunning centre piece fireplace. Both bedrooms can comfortably fit a large double bed alongside various other free standing furniture. The family bathroom has been fitted with a three piece contemporary yet traditional suite, including a bath with shower overhead, toilet, hand wash basin and an extra w/c located separately.

External The rear courtyard garden has been thoughtfully landscaped to create a tranquil, secluded space, offering both privacy and a low-maintenance outdoor space. Lining the boundaries are brick walls enclosing this into a private and secluded space, with a gate providing side access.

Situated In the vibrant heart of Worthing town centre, this immaculately renovated home seamlessly combines coastal charm with the convenience of modern town living. Just 200 metres from the seafront and a short walk to the bustling town centre, residents will be spoiled for choice with an exceptional selection of renowned restaurants, charming independent cafés, and unique boutique shops. Fitness enthusiasts will love the award-winning Splashpoint Leisure Centre, boasting two swimming pools, a state-of-the-art gym, and a luxurious spa. Families will appreciate the proximity to three beautifully maintained parks and a coastal-themed children's playground. For commuters, Worthing's mainline station offers superb transport links along the south coast, as well as direct routes into London, making this home both a practical and perfectly located retreat.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	47	
(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 property 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.