



Pilgrims Walk, Worthing, BN13
£285,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Extended Mid Terrace House
- Two Bedrooms
- Modern Kitchen
- Dining Room
- Living Room
- Ground Floor Shower Room & First Floor Bathroom
- Private Rear Garden
- Off Road Parking
- Close To Local Transport Links
- Chain Free

We are delighted to present this extended mid-terrace house to the market. The property offers well-proportioned accommodation, including two double bedrooms, a modern fitted kitchen, a separate dining room, and a comfortable living room. There is a ground floor bathroom as well as an additional bathroom on the first floor, providing added convenience. Further benefits include a private rear garden, off-road parking, and the advantage of being chain free. Ideally located, the property is just a short walk from West Worthing railway station, local bus routes, and a range of nearby shopping facilities.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to all ground floor rooms and useful storage. To the front of the property is a modern kitchen, fitted with a range of units and offering under-counter space for a fridge, freezer, and washing machine, along with an oven and sink with drainer. The ground floor also benefits from a contemporary shower room with WC. To the rear of the property are two versatile reception rooms, offering ample space for both living and dining furniture, with double doors opening out onto the rear garden. On the first floor, there are two well-proportioned double bedrooms and a family bathroom, fitted with a bath and shower over, wash hand basin, and WC.

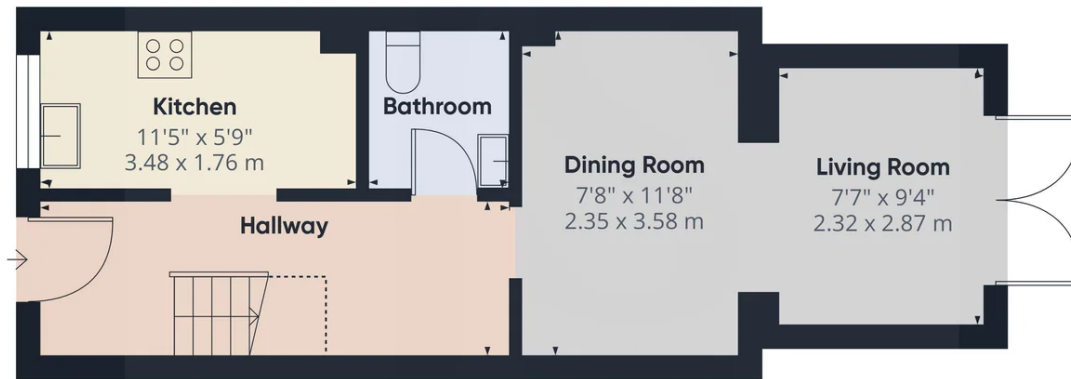
EXTERNAL

To the front of the property, there is off-road parking and a pathway leading to the front door. The rear garden has been laid to shingle, providing a low-maintenance outdoor space with ample room for outdoor furniture.

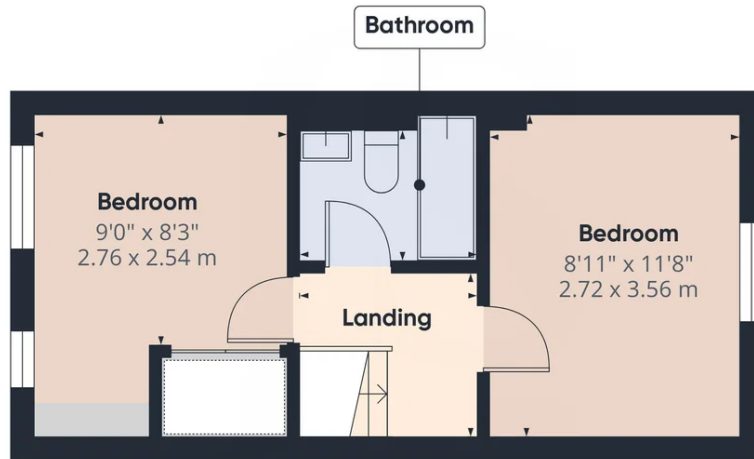
SITUATED

Situated in the popular Tarring area, the property is just a short walk from the local shops on South Street and within half a mile of Tarring Village and its park. Worthing town centre, offering a comprehensive range of shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately one and a half miles away. West Worthing railway station is just 0.4 miles from the property, while regular bus services operate nearby, providing convenient transport links.





Ground Floor



Floor 1



Approximate total area^m
 601 ft²
 55.9 m²

Reduced headroom
 11 ft²
 1 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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 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.