



- CHARACTER HOME IN A RURAL SETTING
- 3 BEDROOMS & 2 RECEPTION ROOMS
- IN NEED OF SOME MODERNISATION
- POTENTIAL TO EXTEND STPC
- GENEROUS GARDENS & OUTSTANDING VIEWS
- NO ONGOING CHAIN



138 The Street
 Worthing BN13 3XF

£450,000

This property has bags of character, sitting on a generous plot in the rural setting of Patching, in close proximity to St. John the Divine church and offering superb views. As you would expect of this location, there is plenty of the countryside to enjoy with many outstanding walks just on your doorstep. Accommodation comprises of a 16ft entrance hall, lounge, dining room, kitchen breakfast room, ground floor cloakroom, three bedrooms and a family bathroom. Outside there are gardens to three sides all offering outstanding views of the South Downs. The property also lends itself to an extension to the side subject to suitable planning being obtained. Viewings are strongly recommended to appreciate it fully.

Entrance Hall 16' 0" x 6' 0"max (4.87m x 1.83m)

Double glazed front door. Double glazed window to the side. Under stairs storage cupboard. Additional walk in storage cupboard.

Lounge 14' 0" x 12' 9" (4.26m x 3.88m)

Double glazed window to the front. Wall mounted electric heater.

Dining Room 11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to the rear. Wall mounted electric heater.

Kitchen/Breakfast Room 15' 9"max x 9' 8"max (4.80m x 2.94m)

Double aspect room with a double glazed door giving access to the rear garden and double glazed windows to the front and rear. Worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base unit and drawers with matching wall mounted cupboards. Fitted oven with four ring hob over and extractor unit above. Space and plumbing for a washing machine. Space for a fridge freezer. Wall mounted electric heater. Inset ceiling spot lights.

Cloakroom 5' 8" x 2' 4" (1.73m x 0.71m)

Double glazed window to the rear. Low level WC. Wash hand basin.

First Floor Landing

Loft access.

Bedroom 1 13' 0" x 12' 9" (3.96m x 3.88m)

Double glazed window to the front. Built in double wardrobe. Wall mounted electric heater.

Bedroom 2 12' 8" x 9' 0" (3.86m x 2.74m)

Double glazed window to the rear. Wall mounted electric heater.

Bedroom 3 9' 6" x 7' 5" (2.89m x 2.26m)

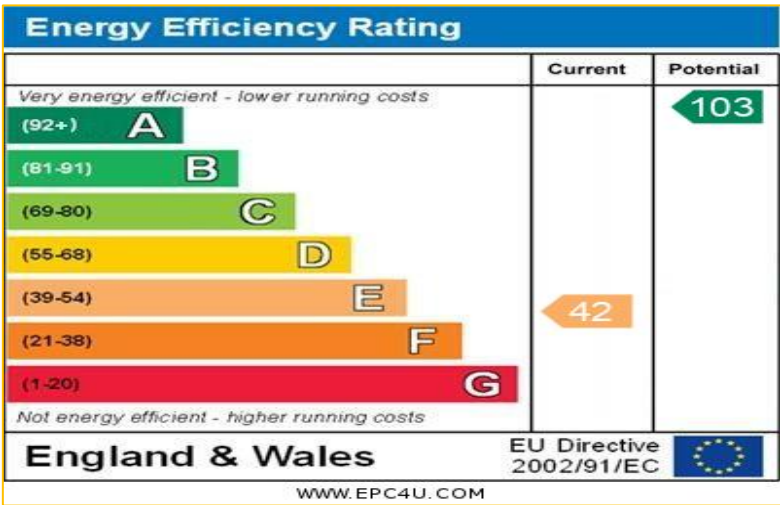
Double glazed window to the front. Wall mounted electric heater.

Family Bathroom 7' 5" x 5' 7" (2.26m x 1.70m)

Part tiled room with a double glazed window to the rear. Enclosed bath with wall mounted shower unit over. Low level WC. Pedestal wash hand basin. Heated towel rail.

Gardens

Substantial wrap around garden to three sides but predominantly to the side. Extensive area of lawn with mature trees including fruit, established bushes and shrubs. Paved patio area. Part enclosed by a stone wall.



traditional values modern thinking