



Bath Road, Worthing BN11 3NU

welcome to

Bath Road, Worthing

Substantial semi-detached six bedroom period property in a sought after location. In brief comprising of two reception rooms, kitchen/breakfast room, six bedrooms, study, two bathrooms, private rear garden and and two garages.





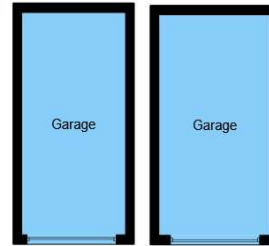
Ground Floor



First Floor



Second Floor



Garage



Outbuilding

Total floor area 256.7 m² (2,763 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge

18' 4" x 12' 6" (5.59m x 3.81m)

Dining Room

14' 1" x 12' 6" (4.29m x 3.81m)

Breakfast Room

11' 10" x 9' 10" (3.61m x 3.00m)

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Bathroom

Bedroom One

18' 4" x 12' 6" (5.59m x 3.81m)

Bedroom Two

14' 1" x 12' 6" (4.29m x 3.81m)

Bedroom Three

11' 10" x 11' 2" (3.61m x 3.40m)

Study

8' 6" x 4' 7" (2.59m x 1.40m)

Bathroom

Seperate W.C

Bedroom Four

17' 9" x 17' 9" (5.41m x 5.41m)

Bedroom Five

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom Six

23' x 7' 10" (7.01m x 2.39m)

welcome to

Bath Road, Worthing

- SUBSTANTIAL PERIOD PROPERTY
- SIX BEDROOMS AND STUDY
- TWO RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£680,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CWO111255



Property Ref:
CWO111255 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01903 209055



Worthing@fox-and-sons.co.uk



6 Chapel Road, WORTHING, West Sussex,
BN11 1BJ



fox-and-sons.co.uk