



St. Dunstons Road, Worthing, BN13

Guide Price **£360,000**



Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- End of Terrace House With Original Features And No Onward Chain
- Two Spacious Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom With Walk In Shower And Bath
- Double Glazed Windows & Gas Fired Central Heating
- One Off Street Parking Space Infront of Private Garage
- Close To Local Primary & Secondary Schools
- Less Than 100 Yards to Local Shopping Facilities
- 120 Yards To West Worthing Railway Station

We are pleased to present to the market this charming end of terrace, period style property. The house offers well proportioned accommodation throughout, including two double bedrooms with fitted wardrobes, two reception rooms, fitted kitchen and a family bathroom with walk in shower cubicle. The property features original wooden floorboards throughout and original fireplace surrounds. Externally, the property benefits from a private rear garden, off road parking in front of a private garage. Ideally located just under 100 yards from local shopping facilities and approximately 120 yards from West Worthing Railway Station.





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INTERNAL

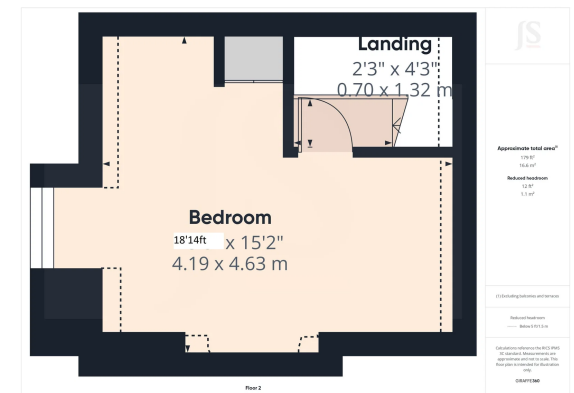
The front door opens into a welcoming entrance hall, with a door leading into the lounge. The property offers two charming reception rooms, featuring original wooden floorboards with the lounge featuring a log burner, exposed brick wall, and a beautiful bay window that fills the space with natural light. An opening leads through to the dining room, which provides access to understairs storage, stairs rising to the first floor, and an open connection to the kitchen, creating a lovely flow throughout the ground floor. The fitted kitchen is well equipped with a built-in oven, gas hob, and space for appliances including a dishwasher, washing machine, and fridge/freezer. There is also a sink with drainer, a practical breakfast bar, and ample room for a dining table and chairs. A door leads directly out to the rear garden, making it ideal for both everyday living and entertaining. On the first floor, there is access to the family bathroom and bedroom two. Bedroom two features built in fitted wardrobes and stunning original fireplace surround. The four piece bathroom suite is fitted with a bath featuring mixer taps and shower attachment, a separate walk in shower cubicle, wash hand basin, and WC. Stairs rise to the top floor, which is dedicated to the spacious primary bedroom and spans the entire floor. This room benefits from built in fitted wardrobe and is measuring be 25ft x 12ft into the eaves, access to eaves storage, and offers a calm and private retreat at the top of the home.

EXTERNAL

To the front of the property, a pathway leads to the entrance, with a walled frontage and mature hedge providing a sense of privacy and curb appeal. A shared driveway offers access to the garage, with one allocated parking space conveniently located in front. A timber gate to the side leads through to the rear garden. The rear garden has been attractively landscaped with low-maintenance artificial lawn and features a generous patio area with a charming pergola, the perfect spot for outdoor furniture and al fresco dining. This private and inviting space is ideal for relaxing or entertaining throughout the warmer months.

SITUATED





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.