



Archibald Road, Worthing, BN11 2SL
£350,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: B

- Mid Terraced Period House
- Two Double Bedrooms
- Two Reception Rooms
- Extended Kitchen/Breakfast Room
- Well Presented Throughout
- Ideal First Time Buy
- Contemporary Bathroom Suite
- Large West Facing Garden
- Close To Local Shops, Amenities, Seafront & Worthing Mainline Station
- Less Than 500 Meters From Worthing Seafront

We are delighted to offer for sale this well presented and charming mid terraced period home, well situated close to local shops, amenities, mainline train station and Worthing seafront. The house boasts two double bedrooms, two reception rooms, an extended open plan kitchen/breakfast room, contemporary bathroom suite and a large west facing rear garden.





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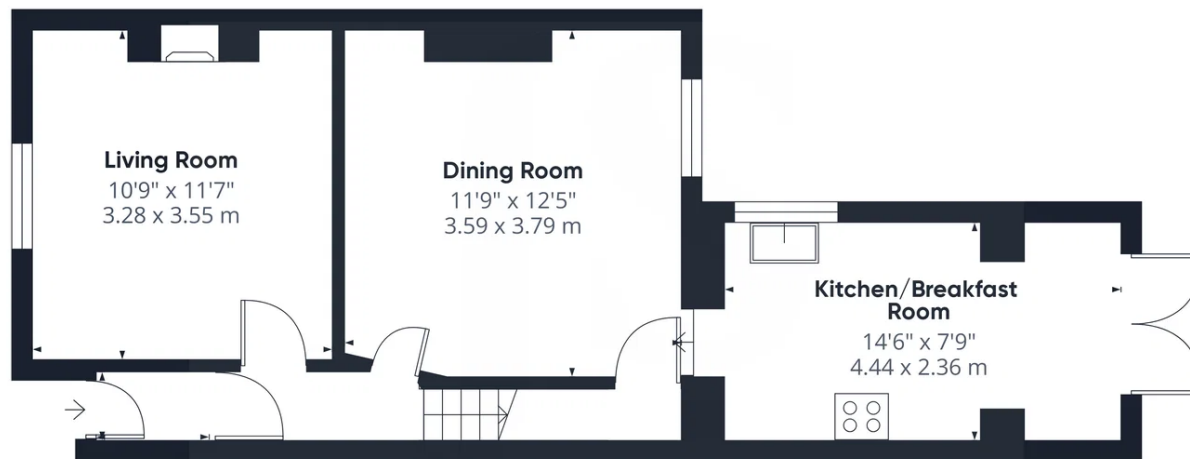
Internal The arched covered entrance opens into a welcoming hallway, providing access to the principal ground-floor accommodation, staircase to the upper level, and ample space for coats and footwear. Situated at the front of the property is a charming living room, centered around an exposed brick fireplace complete with a log-burning stove, creating a warm and inviting atmosphere. Leading through from here is the dining room, a generously proportioned space measuring 11'9" x 12'5", ideal for hosting family meals and gatherings around a substantial dining table. Positioned to the rear is the kitchen/breakfast room, fitted with a range of cream shaker-style wall and base units complemented by wood-effect work surfaces. The layout has been thoughtfully arranged to accommodate a breakfast table overlooking the garden, although this area could equally serve as a practical utility space for additional appliances. The first floor comprises two well-sized double bedrooms, each offering ample room for a double bed along with a selection of freestanding furnishings. Completing the accommodation is a spacious family bathroom, fitted with a four-piece suite incorporating a bath, separate shower enclosure, WC, and wash hand basin.

External To the front of the property is a paved garden featuring a mature central shrub, enclosed by low-level walls. The generous west-facing rear garden is mainly laid to lawn, with a pathway leading to a paved patio, ideal for outdoor dining and entertaining, along with access to a potting shed. Attractive, well-established borders line both sides, showcasing a variety of shrubs and flowering plants that provide colour and interest throughout the seasons.

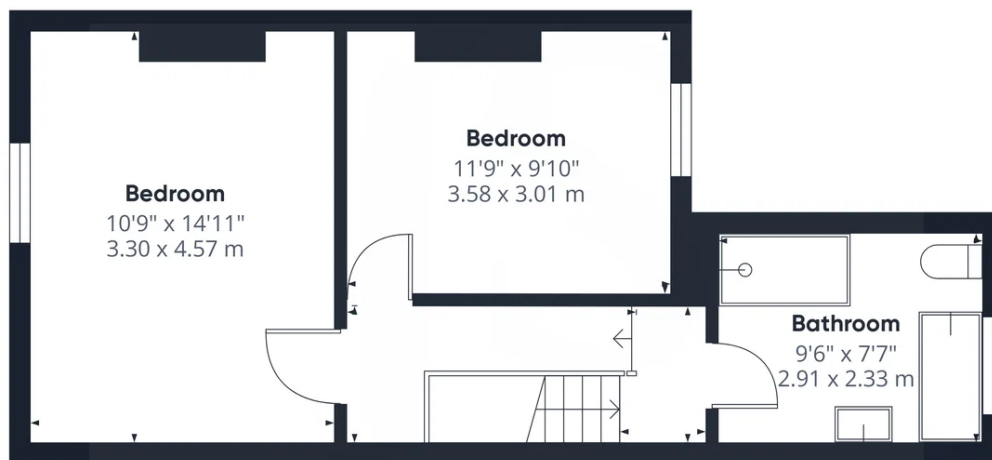
Situated In the popular central Worthing area, nearby parks are less than half a mile away, offering tennis courts and picnic areas. The town centre and seafront promenade are both situated less than a mile away. Local buses are available on Lyndhurst Road and Worthing mainline train station is approximately one mile away and East Worthing train station is approximately 500 meters away.

Council Tax Band B





Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 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.