



Pilgrims Walk, Worthing, BN13
Offers Over £257,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Mid Terrace House Requiring Updating Throughout
- Two Double Bedrooms
- Lounge/ Dining Room
- Kitchen Overlooking Front Garden
- Bathroom
- Sun Room
- West Facing Rear Garden
- Allocated Parking Space
- Chain Free
- Close To Local Shops & Transport Links

We are pleased to offer to the market this mid-terraced house which would benefit from being modernised throughout and offers any new owner to create their perfect home. Ideally positioned close to West Worthing railway station and a range of local shopping facilities, the property offers two double bedrooms, a bathroom, spacious lounge/dining room, kitchen and a useful sun room. Further benefits include a west-facing rear garden and the property is offered for sale with no onward chain.





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INTERNAL

The front door opens into the entrance hall, with useful storage space beneath the stairs, access to the kitchen and a door leading into the lounge/dining room. The kitchen is fitted with a range of wall and base units, with spaces for all appliances, along with a sink and drainer. Located to the rear of the property, the lounge/dining room provides a comfortable living and dining space, with sliding doors leading into the sun room. The sun room enjoys views over the rear garden and also benefits from a further sliding door providing access to the outside. On the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The family bathroom is fitted with a bath with shower over, glass shower screen, wash hand basin and WC.

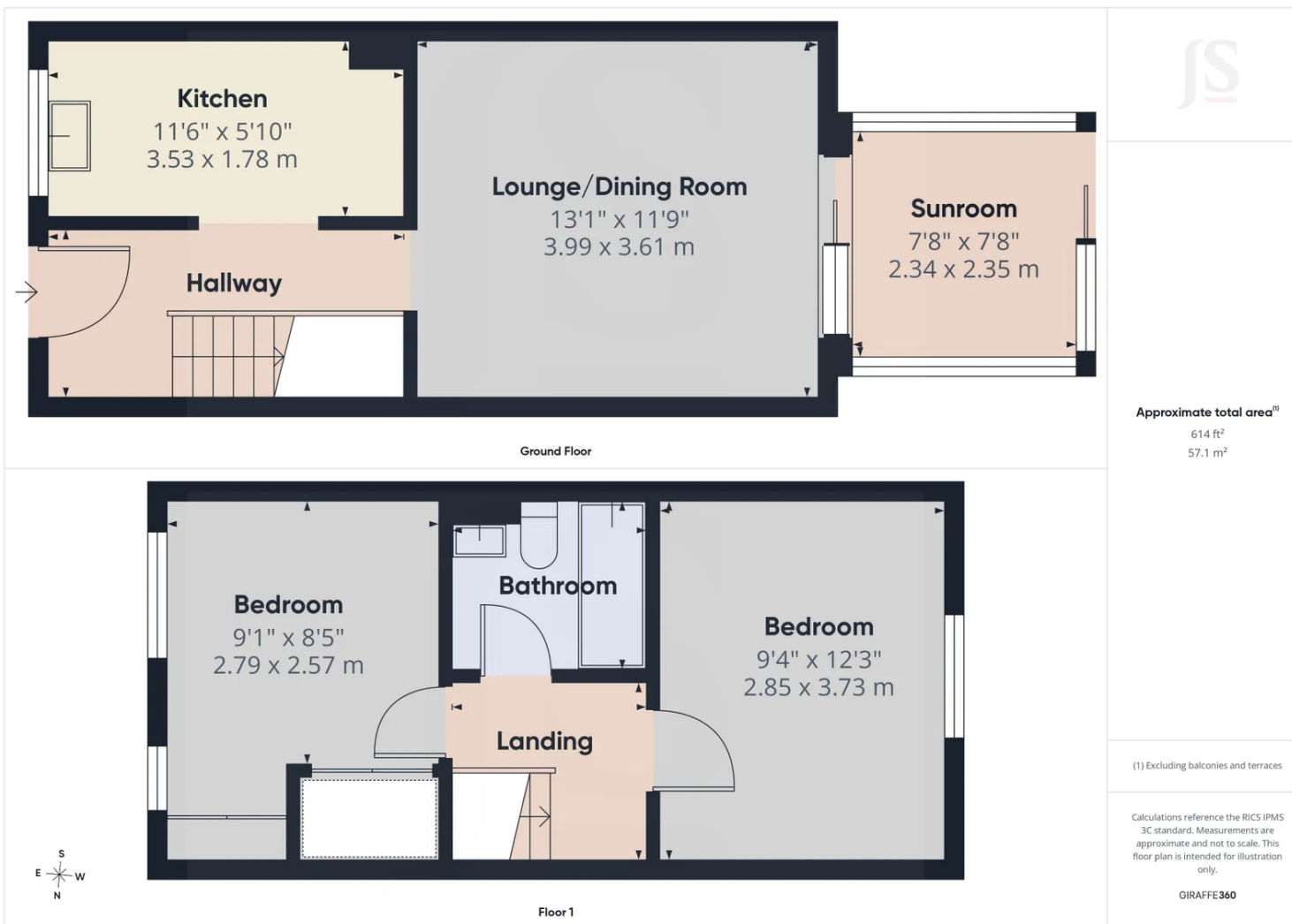
EXTERNAL

To the front of the property is a pathway leading to the front door, with a lawned area and mature hedging providing a pleasant approach. The west-facing rear garden is mainly laid to lawn with a patio area, providing an ideal space for outdoor seating and entertaining. The property also benefits from an allocated parking space within the car park to the rear.

SITUATED

Situated in the popular Tarring area, the property is just a few minutes' walk from the local shops and amenities on South Street, with Tarring Village and its park also within approximately half a mile. Worthing Town Centre is around one and a half miles away, offering a comprehensive range of shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. West Worthing railway station is conveniently located just 0.4 miles away, while regular bus services operate nearby, providing excellent transport links to Worthing and the surrounding areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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 out 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.