



28 Orme Road, Worthing, BN11 4EX
Offers Over £270,000

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A two bedroom two reception room mid terrace house located in Central Worthing. Conveniently located close to local shops, schools and transport links. The accommodation briefly comprises, entrance hall, lounge, dining room, kitchen, first floor landing, two bedrooms and bathroom/Wc. Externally there is an enclosed front garden and paved courtyard rear garden.

- Mid Terrace House
- Two Bedrooms
- Central Location
- Two Reception Rooms
- First Floor Bathroom/Wc
- Gas Central Heating
- Rear Garden
- Close To Transport Links





Front door opening to;

Entrance Hall

Wood effect floor.

Lounge

3.22 x 2.63 (10'6" x 8'7")

Tiled fireplace with built in double cupboards eitherside with fitted shelves above. Double glazed window. Picture rail.

Dining Room

4.09 max x 3.62 (13'5" max x 11'10")

Double glazed window. Radiator. Picture rail. Staircase rising to first floor. Wood effect floor. Ornamental chimney recess.

Kitchen

2.85 x 2.28 (9'4" x 7'5")

Tiled worktop with butler sink. Bespoke wooden door cupboards mixed with a shaker style wall

cupboard and drawer set. Part wood panelled walls. Space for cooker and fridge/freezer. Wall mounted boiler concealed in cupboard. Double glazed window to the rear and side and door to garden.

First Floor Landing

Access hatch to loft space. Exposed floorboards.

Bedroom One

3.61 x 3.21 (11'10" x 10'6")

Double glazed window. Radiator. Over stairs recessed cupboard.

Bedroom Two

3.21 x 2.70 (10'6" x 8'10")

Double glazed window. Radiator. Picture rail. Exposed brick ornamental fireplace.

Bathroom/Wc

2.85 x 2.26 (9'4" x 7'4")

Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush Wc. Exposed floorboards. Double glazed obscure glass window. Part tiled walls. Radiator. Feature part exposed brick wall. Two wall light points. Part sloped ceiling.

Rear Garden

Paved garden with raised timber edge borders and an array of planting.

Front Garden

Enclosed by a low wall.

Required Information

Council tax band: B

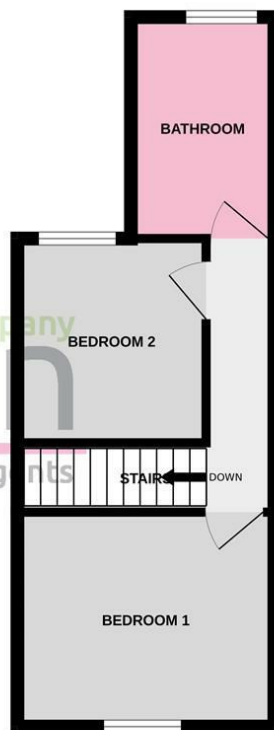
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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