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Key Features

- Charming Victorian two double bedroom end of terrace home
- Prime West Worthing location just a 2-minute walk from West Worthing mainline station
- Spacious south-facing, light-filled through lounge/diner with fireplace and exposed brickwork
- Character features including stripped wood flooring throughout
- Large kitchen/breakfast room overlooking the rear garden
- Modern and spacious family bathroom with walk-in shower and bath
- Exceptionally large top floor bedroom with potential to create two rooms (STPP)
- Low maintenance rear garden with patio and artificial lawn
- Rear access to off-road parking and garage
- Offered for sale chain free | Council Tax Band C | EPC Rating D

****Guide Price £360,000 - £380,000 ****

We are delighted to offer this spacious and well-presented two double bedroom Victorian end of terrace home, ideally situated in the heart of West Worthing, just a 2-minute walk from the mainline railway station. The property combines character features with generous accommodation, including a south-facing, light-filled through lounge/diner, a large kitchen/breakfast room, a modern family bathroom, and a low maintenance rear garden with access to off-road parking and a garage. Offered for sale chain free, this charming home is perfectly positioned close to local shops, parks, and excellent transport links to Brighton and London.

Upon entering, you are welcomed into a spacious and south-facing, light-filled through lounge/diner featuring exposed brickwork, an open fireplace, stripped wood flooring and a wealth of original features, creating a warm and inviting living space. A door leads through to the generous kitchen/breakfast room, fitted with a range of wall and base units, a built-in electric oven, gas hob with tiled splashback and an A-rated Vaillant ecoFIT 418 Pure condensing boiler. The kitchen enjoys views over the rear garden and offers ample space for dining.

The rear garden has been designed for low maintenance, laid to patio and artificial lawn, and benefits from side access leading to an off-road parking space and a garage.

On the first floor, there is an exceptionally spacious and stylish family bathroom comprising a large walk-in shower, panelled bath, fully tiled walls, low level WC, heated towel rail and an airing cupboard. Also on this floor is a generous double bedroom to the front, built-in wardrobes and original stripped wood flooring.

The top floor hosts a particularly large double bedroom, with potential to be divided into two rooms (subject to necessary consents). The room also benefits from ample built-in storage, stripped wood flooring and a double glazed window with a bright, sunny aspect.

The property is offered for sale chain free and is ideally located for commuters, with excellent transport links to Brighton and London, and is just a short walk from West Worthing station.



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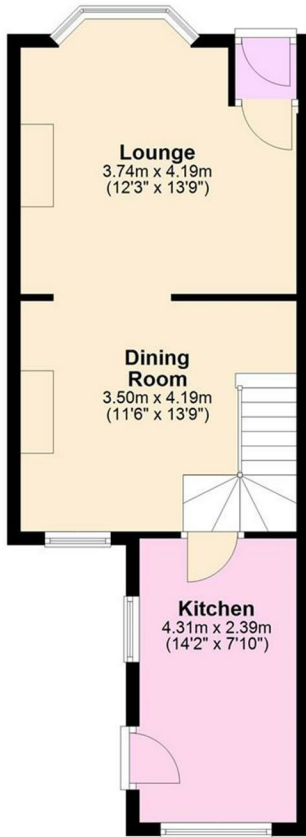
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Floor Plan St. Dunstans Road

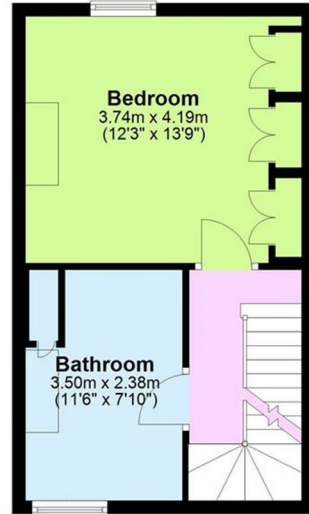
Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



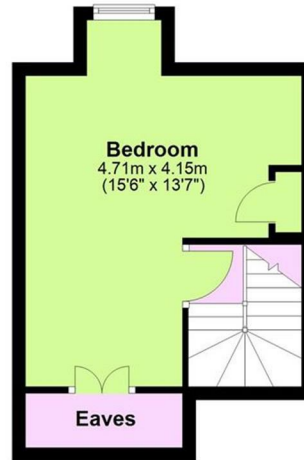
First Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.5 sq. feet)



Total area: approx. 95.2 sq. metres (1024.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-34) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	58		80
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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