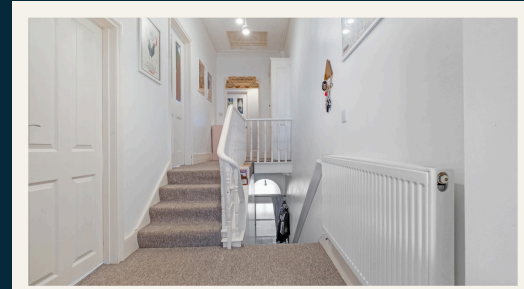
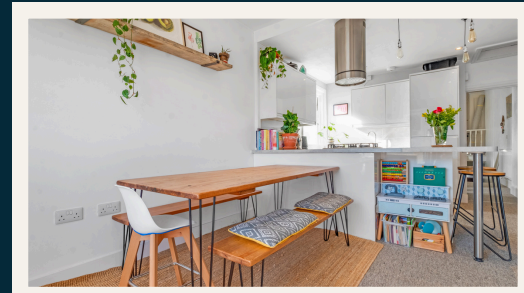


ETON ROAD, WEST WORTHING



Spacious home in a sought after location

£315,000

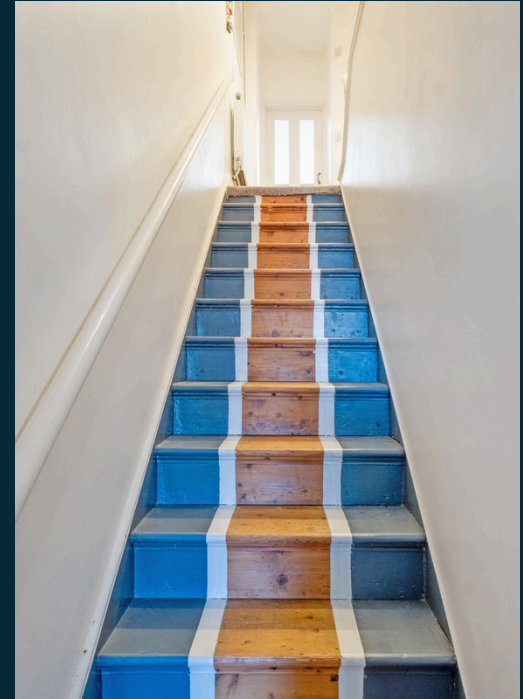
Spacious home in a sought after location

This first floor, share of freehold, two bedroom conversion in a lovely Victorian terraced house is perfectly situated for West Worthing station.

With a spacious layout, currently configured with a large main bedroom, child's room/office, large living room and kitchen/diner, this home offers a truly versatile space.

Having been sympathetically updated and very well maintained, there is room for a new owner to make their mark whilst benefiting from a modern feel, unique period features and charming character.

With a large loft space and wide landing area, this flat also offers brilliant storage options and potential for expansion, subject to relevant approval and permissions.



Worthing life

Eton Road is a short walk to West Worthing station, a popular commuting station for Brighton or London. Trains usually run every 30 minutes from West Worthing to London Victoria on weekdays, and on average every 15 minutes to Brighton*

Eton Road lies just off Tarring Road, which features a host of essential amenities.

Both Worthing town and the beach are also nearby, as are numerous parent and baby groups and facilities.

This property also benefits from permit-free on-road parking.

*Information accurate as of 10/10/24 from southernrail.com





The space

Walking through the front door you are greeted by a characterful stairway leading up to a light-filled main hallway. Continue through to the east-facing kitchen diner, with original bay window and modern kitchen. The layout makes for an ideal entertaining space.





The space

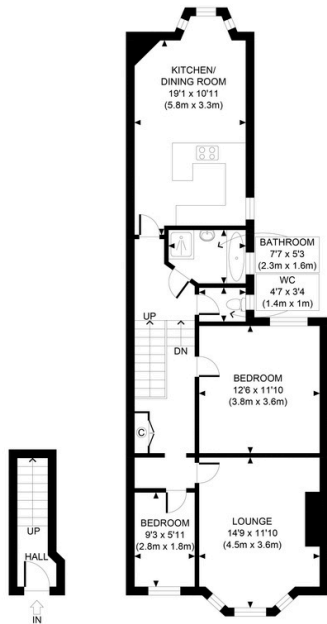
Heading back towards to bedrooms/living room and you pass a modern bathroom with separate bath and shower, and a separate WC.

The main double bedroom features a tall inbuilt wardrobe, with space for additional storage if needed.

Beneath the access to the loft space is a large landing, with an inbuilt linen closet. Leading off the landing is the second bedroom, and the living room.

The living room is west-facing, benefitting from evening sun, the perfect space to finish your day.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 794 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 834 SQ FT / 77 SQM	Eton Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	Date: 09/10/24
	photoplan

- Over 800 square foot of living space
- Ideally located for West Worthing station
- 2 bedrooms
- Kitchen/Diner
- Living Room
- Spacious Layout
- Permit-free on-road parking
- Tenure: Share of Freehold
- Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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