

87 Church Walk

Worthing BN11 2ND

Guide Price: £400,000 - £425,000
Freehold

- FOUR BEDROOMS
- BATHROOM
- SHOWER ROOM
- LIVING ROOM

- KITCHEN
- DINING ROOM
- SITTING ROOM
- REAR PATIO GARDEN

Guide Price of £400,000-£425,000. Whitlock and Heaps are pleased to bring to market this Victorian bay fronted property offering spacious four-bedroom accommodation with three separate reception rooms to the ground floor. The house offers prospective buyers the opportunity to extend (stnc) and refurbish throughout with the house also featuring a private patio garden with rear access. Situated to the East of Worthing, this perfectly situated property is less than 350 metres to the seafront and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is East Worthing which is less than half a mile away and bus services run nearby to Brighton, Chichester and Portsmouth.

ENTRANCE HALL Radiator, understairs cupboard.

KITCHEN Incorporating stainless steel sink unit with drainer, adjacent laminate work surface with cupboard and drawers under, matching eye level wall cupboards, inset four ring ceramic hob, electric oven, fridge/freezer and washing machine, tiled splashback, UPVC double glazed window, tiled floor.

DINING ROOM UPVC double glazed window, radiator, wall mounted boiler, hot water cylinder.

LIVING ROOM Feature fireplace, UPVC double glazed bay window, radiator.

SITTING ROOM UPVC double glazed window, radiator.

INNER HALL Tiled floor, radiator, door to garden.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, UPVC double glazed window, tiled floor.

FIRST FLOOR

LANDING Hatch to loft space, cupboard.

BEDROOM 1 UPVC double glazed window, second window to side, sink with cupboard under, radiator.

BEDROOM 2 Sink with cupboard under, radiator, UPVC double glazed window.

BEDROOM 3 Sink with cupboard under, UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, cupboard, radiator.

BATHROOM Comprising panelled bath, pedestal wash hand basin, UPVC double glazed window, radiator, part tiled walls.

SEPARATE W.C Low level w.c, UPVC double glazed window.

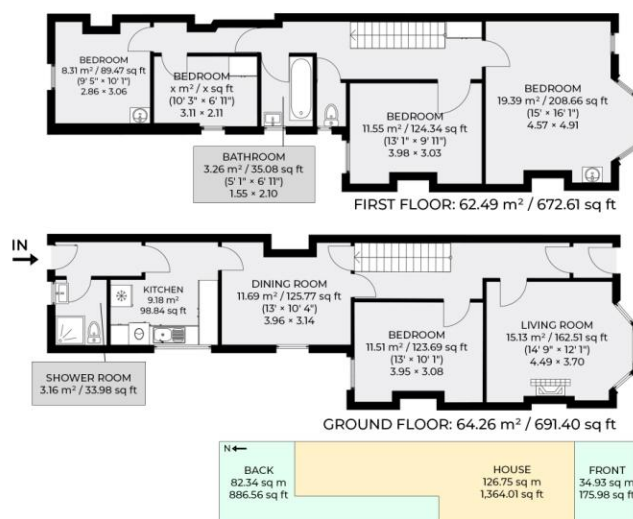
OUTSIDE

FRONT GARDEN

REAR GARDEN Paved with gate offering rear access.

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APPROXIMATE GROSS INTERNAL AREA: 126.75 sq m / 1,364.01 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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