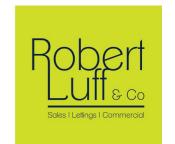


Offers In Excess Of £280,000 Freehold

- Well Presented Terraced House
- Popular Central Worthing Location
- Family Bathroom & Ground Floor W.C
- Courtyard Rear Garden

- Two/Three Double Bedrooms
- Bay Fronted Living Room
- EPC Rating D
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this well presented older style mid terraced family home ideally situated in this favoured central location with town centre shops, restaurants, bus routes, the beach and the mainline station all nearby. Accommodation offers good size lounge, ground floor bedroom three / dining room, ground floor W.C and modern kitchen. Upstairs are two double bedrooms and a modern bathroom. Other benefits include an enclosed rear courtyard garden and no ongoing chain.





### **Accommodation**

#### Entrance

UPVC door to lounge.

## Lounge 14'7 x 13'8 (4.45m x 4.17m)

Strip wood floor, wooden fire surround, TV point, coving, double glazed bay window to front, door to inner hall.

### Inner Hallway

Understairs cupboard, thermostat.

#### Cloak Room

Low level flush W.C, corner wash hand basin, filed floor.

### Dining Room 11'3 x 8'1 (3.43m x 2.46m)

Strip wood flooring, radiator, double glazed window, coving.

### Kitchen 10'4 x 6'8 (3.15m x 2.03m)

A range white fronted wall and base units, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob, electric oven, space for fridge freezer, tiled floor, tiled splash back, wall mounted Worcester boiler, space and plumbing for washing machine, double glazed door to garden.

Stairs leading up to:

## Split Level Landing

With loft hatch.

# Bedroom One 13'6 x 12'5 (4.11m x 3.78m)

Double glazed window, radiator, coving.

## Bedroom Two 11'0 x 8'2 (3.35m x 2.49m)

Coving, radiator, double glazed window.

### **Bathroom**

Roll top bath with mixer tap and shower attachment, pedestal wash hand basin, corner shower cubicle with fitted shower, radiator, double glazed window, tiled floor, low level flush W.C.

## Rear Courtyard Garden

Patio area, gate to rear access, storage cupboard.

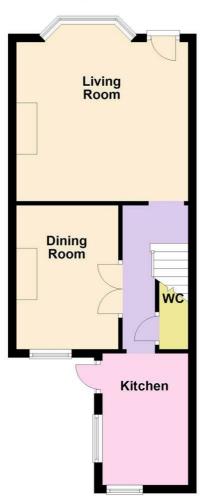


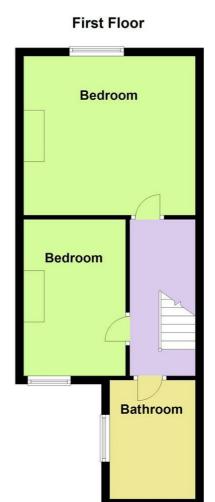


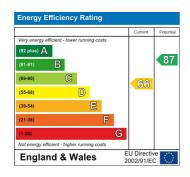


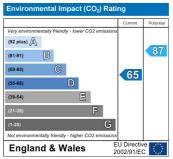


### **Ground Floor**









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.