



Brookdean Road | East Worthing | Worthing | BN11 2PB

£350,000



We are delighted to offer for sale this spacious end of terraced family house, situated in this highly desirable location, close to shops, amenities and mainline train station. The property boasts two double bedrooms, west facing kitchen, east facing living/dining room with access onto the sun room, fitted bathroom, east facing rear garden, off road parking and sold with no ongoing chain.



Key Features

- End Of Terraced House
- Two Double Bedrooms
- West Facing Kitchen
- East Facing Sun Room
- Less Than 500 Metres From Worthing Seafront
- Scope For Extension (STPP)
- Mature East Facing Garden
- Off Road Parking
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into the welcoming entrance hall, which has access to all ground floor rooms, stairs rising to the first floor and space to hang coats and kick off shoes. At the rear of the property is the generously sized living/dining room which measures 13'0" x 14'10", this room has access into the east facing sun room and plenty of space for both living and dining room furniture. The double glazed sun room has views out onto the mature rear garden, transforming this room into a light and airy space all year round. Situated at the front of the house and facing west is the kitchen, this large room has been fitted with an array of white wall and floor mounted units topped with dark marble effect worktops. There is plenty of space and provisions for white goods and room for a breakfast table. To the first floor are two double bedrooms, with the main bedroom at the rear measuring a substantial 13'0" x 15'0" and facing east. The second bedroom can fit a large double bed alongside various other bedroom furniture items, with both rooms benefiting from built in cupboards. The bathroom has been fitted with a three piece white suite including a bath, toilet and wash hand basin.

EXTERNAL

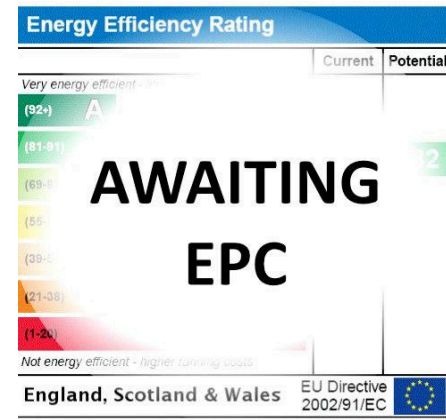
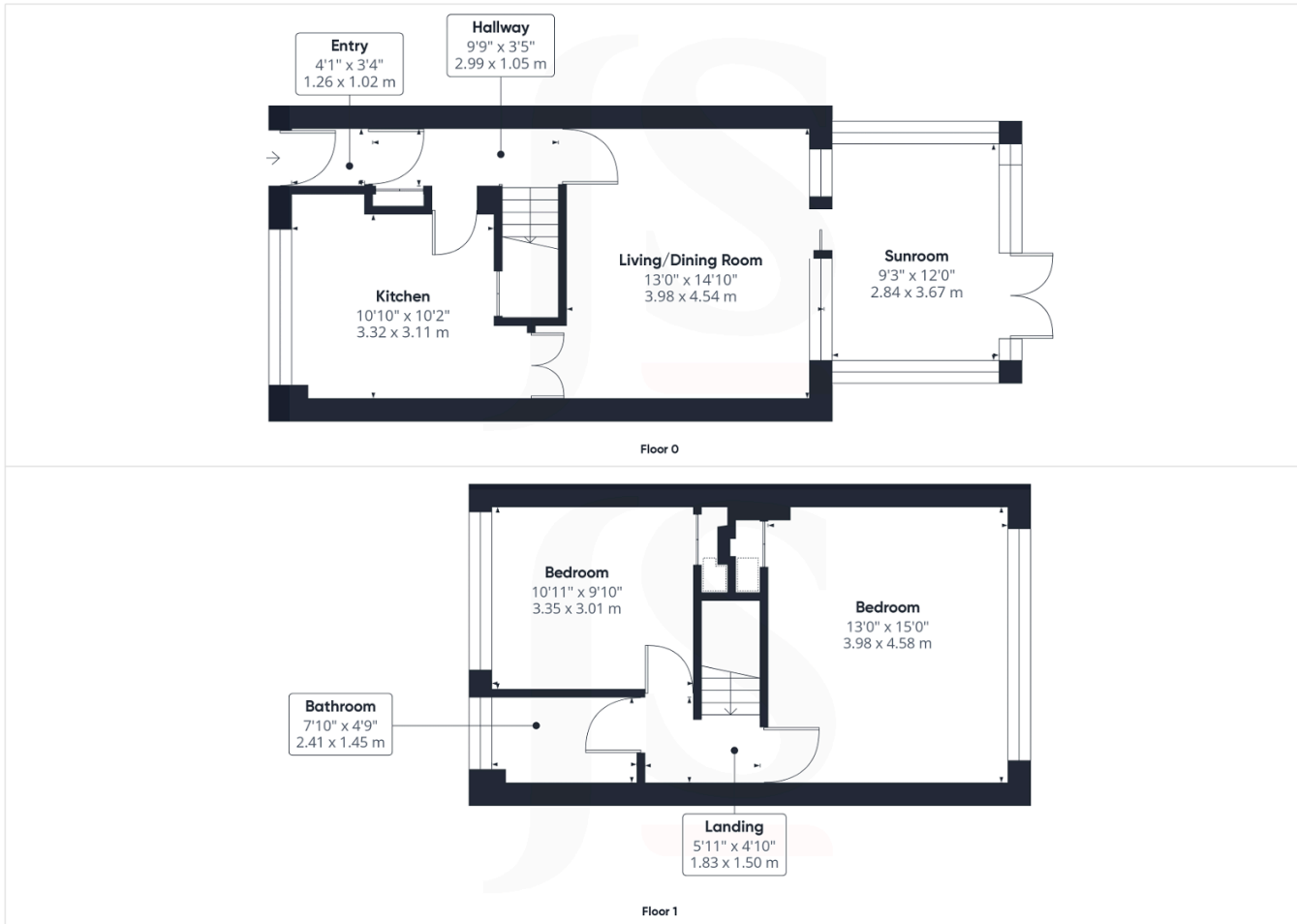
There's a large driveway at the front of the property providing off road parking for multiple vehicles, with planted shrubs and trees lining the boundaries. Positioned parallel to the front door is a brick built storage cupboard, perfect for storing bikes/ gardening tools. The east facing rear garden has been predominantly paved, with multiple plant beds, creating a low maintenance lifestyle.

LOCATION

Positioned on this popular residential road in East Worthing, the property is approximately 1 mile to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is less than 750 metres away. Bus services run nearby. Offering easy access to the A27 and A24, this accessible and convenient location is highly desirable.

Council Tax Band B





Property Details:

Floor area *as quoted by EPC: TBC

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.