



Orme Road | Worthing | BN11 4EU  
Guide Price £280,000



We are delighted to offer for sale this well presented and charming mid terraced house positioned in Worthing Town Centre close to local shops, amenities and mainline train station. The property benefits from two double bedrooms, two reception rooms, fitted kitchen & bathroom, low maintenance south facing rear garden and positioned less than 250 metres from Worthing Mainline station.



## Key Features

- Mid Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- South Facing Dining Room
- Dual Aspect Living/Dining Room
- Modern Fitted Kitchen & Bathroom
- Low Maintenance South Facing Rear Garden
- Ideal First Time Buy Or Investment
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 1km From Worthing Town Centre



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

A private front door opens to the lounge and dining rooms. These open plan rooms boast dual aspects facing both south and north making them light and airy and have combined measurements of 22'2" x 11'4" offering plenty of space for both lounging and dining. These spacious rooms offer plenty of space for both living and dining room furniture. Accessed from the dining room, the kitchen has been fitted with an array of floor and wall mounted units, laminate worksurfaces with space and provisions for white goods. An internal hallway has a large storage cupboard, a upvc double glazed door giving access to the rear garden and a door opening to the ground floor bathroom. The bathroom has been fitted with a full white suite, including a bath with shower over, toilet and hand wash basin. To the first floor are two double bedrooms with the main bedroom measuring a generous 11'6" x 10'5" with the second bedroom also providing plenty of space for a large double bed and various other bedroom furniture.

### EXTERNAL

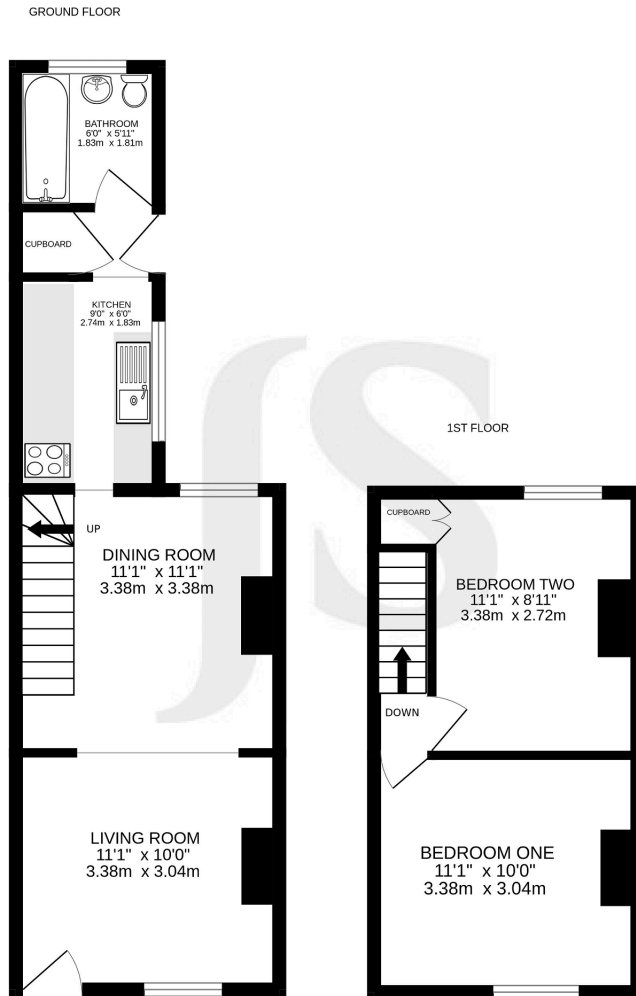
The front garden has a path leading to the front door, with a small shingled garden with original dwarf walls enclosing. The rear garden faces south making this a lovely sunny space and has been cleverly designed to require minimal maintenance, with a recently laid patio area for a set of outdoor table and chairs. There is a rear gate giving access via a twitten.

### LOCATION

In a convenient town centre location, within walking distance of local shops, amenities and transport links. The seafront and mainline train station closely situated and a vast array of eateries, coffee shops and bars are also within easy reach.

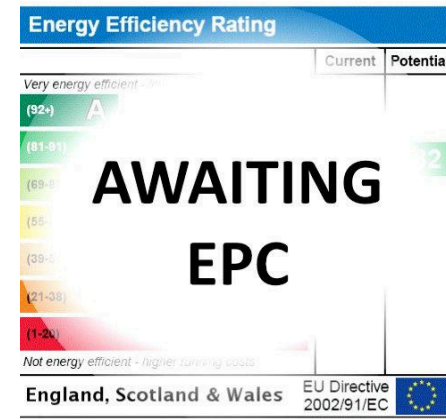
Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

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.



## Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Freehold

Council tax band: B