



Ruskin Road | East Worthing | BN14 8DZ

£325,000

**JS**  
Jacobs | Steel



Jacobs Steel are delighted to offer for sale this end of terrace house positioned on a generously sized plot within this popular residential location. Close to local shops, amenities and mainline train station, the property boasts a wealth of scope with potential for modernisation and comprises of three bedrooms, west facing fitted kitchen/diner, lounge, fitted bathroom suite and a large west facing mature rear garden.



## Key Features

- End Of Terraced House
- Three Bedrooms
- West Facing Fitted Kitchen/Diner
- Fitted Bathroom Suite
- Large West Facing Rear Garden
- In Need Of Modernisation
- Scope For Extension
- Popular Residential Location
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door opens to the welcoming entrance hall, with doors to all ground floor rooms and stairs that rise to the first floor. Positioned to the front of the property and measuring 11'8" x 15'7", is the light and airy living room, which boasts ample space for various furniture. Featuring an easterly aspect, this room benefits from a wealth of natural, welcoming, morning sunshine. Positioned to the rear of the property is the west-facing, fitted kitchen which has been installed with an array of floor and wall mounted units with space and provisions for white goods. Measuring 7'2" x 14'0", this room is large enough to comfortably accommodate a dining table, making this the perfect space for both cooking and dining. There is a door which provides access to the enclosed rear garden. The family bathroom is positioned on the ground floor and has been fitted with a bath with shower over, wash hand basin and W/C. To the first floor, there are three bedrooms, with two of them being spacious enough to fit double beds. The main bedroom is positioned to the front of the property and measures 8'8" x 15'8", providing plenty of space for a double bed, bedside tables and wardrobes. The third bedroom makes the perfect single bedroom or study, with views onto the feature rear garden. This property provides plenty of scope for modernisation, making this ideal for occupiers who wish to create their dream family home.

### EXTERNAL

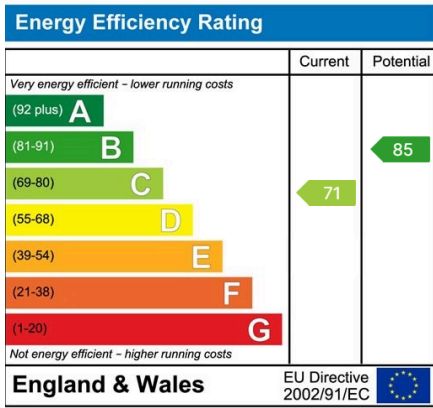
To the front of the property is the front garden which is mostly laid to lawn with mature shrubs and trees and a pathway that leads to the front door. Facing due west, the feature rear garden is an impressive size and has been cleverly designed with the majority being laid to lawn. Tall, mature trees line all boundaries to create a sense of privacy and inclusion. There are two sheds which create the perfect space for storing furniture and tools.

### LOCATION

Situated On this popular residential road in East Worthing, this attractive property is less than one 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 approximately 300 metres away with bus services run nearby. It offers easy access to the A27 and A24, making this accessible and convenient location highly desirable.

Council Tax Band B





### Property Details:

Floor area \*as quoted by EPC: 807 Sqft

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.