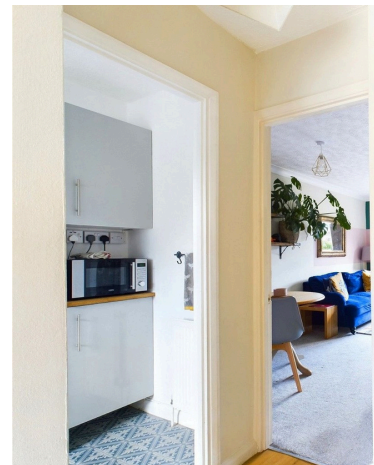




Pages Lane | East Worthing | BN11 2NQ
£325,000



We are delighted to offer for sale this charming and rarely available mid terraced house situated close to local shops, amenities and mainline train station. The property boasts two double bedrooms, south facing living/dining room, modern fitted kitchen & bathroom, south facing rear garden, two allocated parking spaces to the rear and has been well decorated throughout.



Key Features

- Mid Terraced House
- Two Double Bedrooms
- South Facing Living/Dining Room
- Modern Fitted Kitchen & Bathroom
- Well Decorated Throughout
- Two Allocated Parking Spaces To The Rear
- Low Maintenance South Facing Rear Garden
- Approximately 700m From Worthing Seafront
- Less Than 350m To East Worthing Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The double glazed covered front door opens into a welcoming entrance hall, this area has access to all ground floor rooms and space to hang coats and space for a shoe cupboard. The south facing living/dining room measures a generous 15'9" x 11'5" and has plenty of space for both living and dining room furniture, with a large storage cupboard. This large room benefits from double French doors providing direct access out onto the rear garden. The kitchen is positioned at the front of the house and has been fitted with modern grey gloss wall and floor mounted units, topped with high quality solid oak worktops to create a smart contemporary finish. The kitchen has an integrated oven/hob and space and provisions for white goods. To the first floor, there is a large storage cupboard, two double bedrooms with the main bedroom situated at the front of the house and measuring 9'6" x 9'4" and benefiting from a built-in wardrobe. Both bedrooms can fit a double bed alongside various other bedroom furniture. The bathroom has been fitted with three piece suite including a shower, toilet and hand wash basin. The loft has been partly boarded with a drop down ladder and access to the boiler.

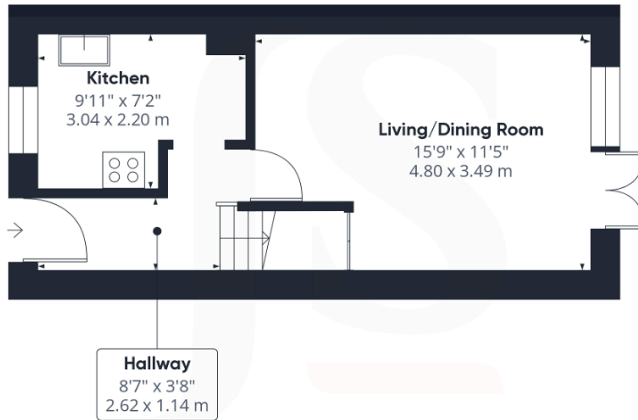
EXTERNAL

The front garden has a path leading to the front door, with a small shingled garden with various planted shrubs and trees.. The rear garden faces south making this a lovely sunny space and has been cleverly designed to require minimal maintenance, with a decked area perfect for an outdoor table and chairs and the bottom of the garden laid with faux lawn. The garden has planted borders surrounding all boundaries, making this a private and secluded space for the family to enjoy.

LOCATION

Situated 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, with the seafront 700 metres away.






Floor 0



Floor 1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: C

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.