



Surrey Street | Worthing | BN11 3BY  
Offers Over £330,000



We are delighted to offer for sale this charming and characterful two bedroom period home situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts two double bedrooms, two spacious reception rooms, fitted kitchen, large bathroom and east facing low maintenance rear garden.



## Key Features

- Mid Terraced Period Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- East Facing Rear Garden
- Less Than 100 Metres From Worthing Seafront
- Ideal First Time Buy Or Investment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

To the front of this charming period cottage is the front door which opens into the entrance lobby, separate from the living room and providing a convenient place to hang coats and kick off shoes. The living room is positioned to the front of the property and measures a generous 11'5" x 10'3", also facing west makes this a light and airy room all year round and the perfect snug during the winter months. Parallel to the living room is the east facing dining room, this bright and spacious room has plenty of space for a large family sized dining table alongside various other furniture. The kitchen has been fitted with an array of modern grey shaker style units, topped with oak style laminated worktops to create a smart contemporary finish. There is an integrated oven/hob with plenty of space and provisions for various white goods. To the first floor are two double bedrooms with the main bedroom situated at the front of the house and providing plenty of space for a large double bed alongside other bedroom furniture. The bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin.

### EXTERNAL

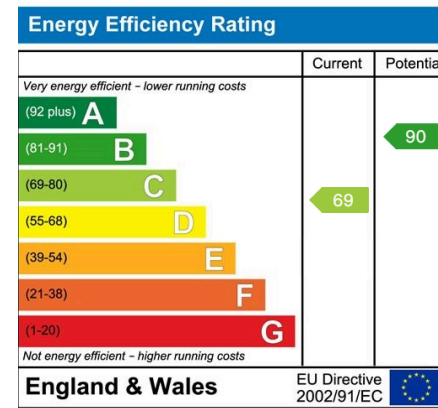
The east facing rear garden has been predominantly paved, to maximize a low maintenance lifestyle and there is access to a twitten via a back gate.

### LOCATION

Situated In the heart of Worthing Town Centre and is under 100m away from the seafront. The nearest station is Worthing mainline, measuring a distance of 0.9 miles away.

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 floor plans 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.