



Angola Road | East Worthing | Worthing | West Sussex | BN14 8DU

Offers Over £300,000



We are delighted to offer for sale this well proportioned and charming mid terraced family house, positioned in this desirable and quiet location in Broadwater, close to shops, amenities and mainline train station. The property boasts two double bedrooms and a single bedroom, bay fronted living room, fitted kitchen and bathroom, east facing rear garden and off road parking.

Key Features

- Mid Terraced Family House
- Three Bedrooms
- Fitted Kitchen & Bathroom
- Ideal First Time Buy Or Investment
- Good Sized Rear Garden
- Potential To Extend
- Off Road Parking
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

To the front of the property is an enclosed storm porch with built in cupboard to store shoes and providing a convenient space to hang coats before passing through to the entrance hallway. From the hall, stairs rise to the first floor and a door leads to the family lounge. This bay fronted room measures a generous 12'9 x 12'0 and faces west, creating a light and airy space for both living and dining room furniture.

Positioned to the rear of the property is the fitted kitchen, which has been fitted with an array of wall and floor units and an integrated oven/hob. The kitchen door leads to a utility area with electricity and plumbing for additional white goods. This room provides direct access to the garden via the back door. The bathroom has been fitted with a three piece suite including a bath with shower over, toilet and hand wash basin. To the first floor are two double bedrooms and a single. The main bedroom measuring a generous 10'9 x 10'0 comfortably fitting a double bed alongside various other bedroom furniture and built in wardrobes. The other two bedrooms are a double and single and both face overlooking the rear garden.

EXTERNAL

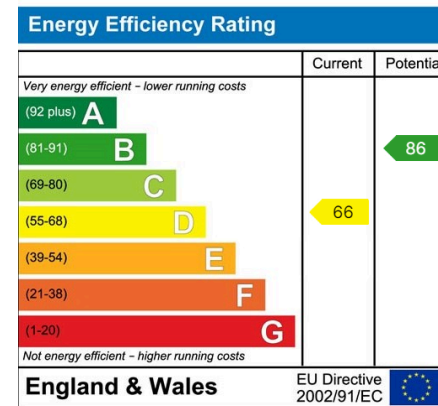
The generous sized garden boasts a patio area positioned at the bottom and top, making this the perfect space for entertaining the family during the Summer. It is predominantly laid to lawn with a variety of planted trees and shrubs lining the boundaries.

LOCATION

Situated In a popular residential area of Broadwater with local amenities approximately a mile away in Broadwater Village Parade. The property provides easy access to the A27 & A24. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.8 miles away. The nearest station is East Worthing which is approximately 0.2 miles away. Bus services run nearby.

Council Tax Band B





Property Details:

Floor area *as quoted by EPC: 797 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.