



94 Elm Grove | Worthing | West Sussex | BN11 5LJ

Offers In Excess Of **£350,000**





We are delighted to offer for sale this well presented and rarely available Edwardian mid-terraced house situated in the desirable Elm Grove. The property boasts two bedrooms, two reception rooms, separate kitchen, family bathroom, separate WC, off road parking and no ongoing chain.





## Key features:

- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Separate Kitchen
- Family Bathroom & Separate WC
- Original Features
- Off Road Parking
- No Ongoing Chain
- 0.5 Miles to West Worthing Station
- Close to Goring Road Shopping Facilities

 2 Bedrooms

 1 Bathroom

 2 Living Room

**INTERNAL** Front door leading into the porch and opening into the entrance hall, stairs to the first floor and door to the lounge and dining room. The bay fronted lounge is west facing with large windows making this a light and airy room and benefits from an open fire. There is an opening into the dining room which has the original floorboards, door and step down into the kitchen. The kitchen has wall and base units with wooden effect work surface, there is a double integrated oven, gas hob, 1 1/2 bowl sink drainer, integrated dishwasher, space for washing machine & fridge/freezer, access to a good size under stairs storage and door leading out to the rear garden. On the first floor there are two bedrooms, the primary bedroom is located to the front of the property and measures 13'5ft x 10'10ft and has a feature fireplace, bedroom two has a feature fireplace and a storage cupboard. The family bathroom comprises of a four piece suite with a corner bath, corner shower, wash hand basin and WC. The property also benefits from a separate WC on the first floor.

**EXTERNAL** To the front of the property there is block paving providing off road parking. The rear garden has a patio area providing plenty of space for table and chairs. Part of the rear garden has been laid to lawn with mature floral borders and a pathway leading down to the end of the garden which has been laid to shingle with a timber shed. Gate providing rear access.

**SITUATED** In the highly desirable Elm Grove, the house is 400 yards to West Worthing high street which offers coffee shops, eateries, convenience stores and banks. The house falls within the popular Elm Grove School catchment area and West Worthing train station is 0.5 miles away. Bus routes run on Goring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

**ENTRANCE HALL**

**DINING ROOM** 10' 10" x 10' 5" (3.3m x 3.18m)

**LOUNGE** 10' 8" x 10' 10" (3.25m x 3.3m)

**KITCHEN** 8' 8" x 11' 11" (2.64m x 3.63m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 10' 10" x 13' 8" (3.3m x 4.17m)

**BEDROOM TWO** 8' 5" x 10' 5" (2.57m x 3.18m)

**BATHROOM**

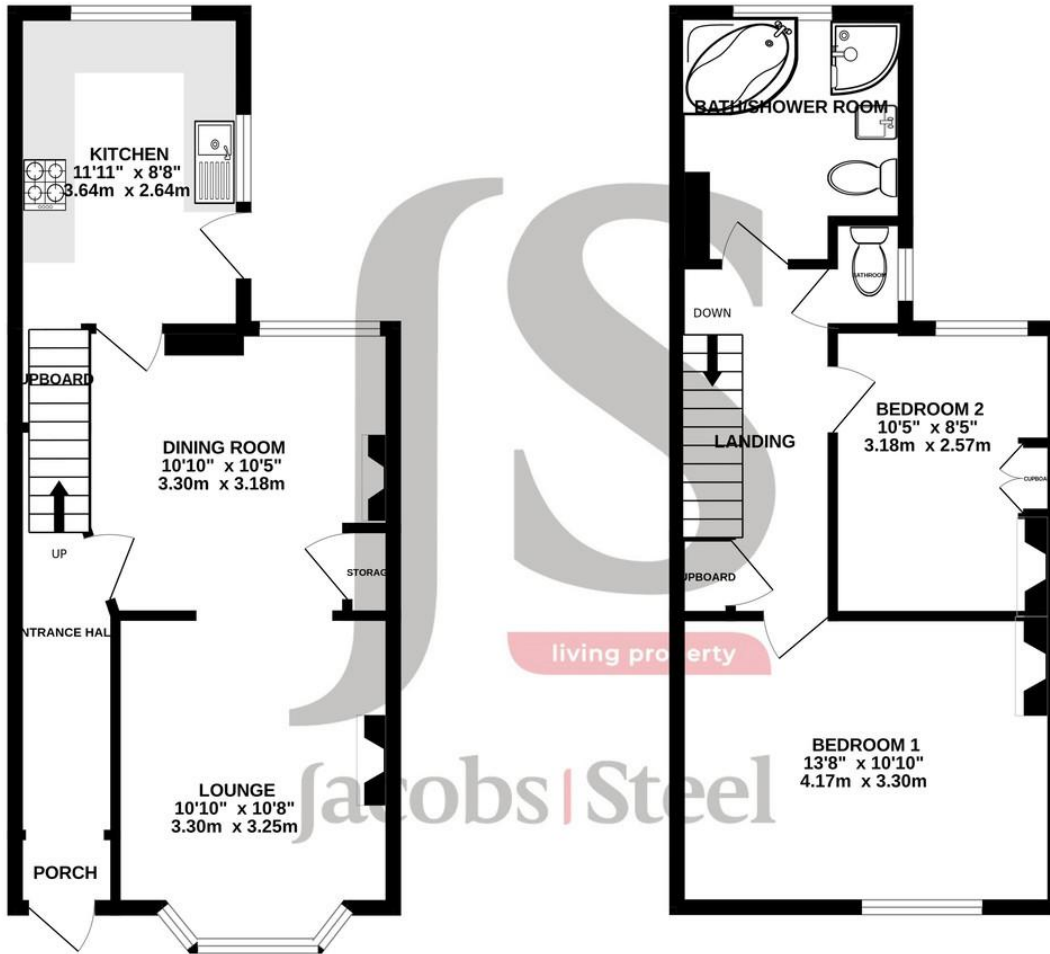
**SEPARATE WC**

**COUNCIL TAX BAND C**



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

## Property Details:

Floor Area: 807 sq ft (75 sq m) – Floor area is quoted from the EPC

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.