



5 Maybridge Square | Worthing | West Sussex | BN12 6HL

Asking Price of **£335,000**







We are delighted to offer an end of terrace house to the market. The property has three bedrooms, kitchen/ breakfast room, separate lounge and bathroom. The property has no ongoing chain.



## Key features:

- End Of Terrace House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Separate Lounge
- Bathroom
- Rear Garden
- Double Glazed Windows
- Bus Routes Nearby
- Close To Local Shops & Amenities
- No On Going Chain

 3 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Front door leading into a porch with a door leading into the entrance hall, access to the ground floor WC and doors to the lounge and kitchen. The kitchen has a range of units with built in oven, gas hob, space and plumbing for washing machine, space for fridge/ freezer, sink, drainer, two storage cupboards and door to rear garden. The lounge has west facing bay fronted window and measures 16'5 ft. On the first floor there are three bedrooms, bedroom one has built in wardrobes. The bathroom comprises of panelled bath, glass screen, electric shower above, wash hand basin and WC.

**EXTERNAL** Pathway leading to front door, front garden is mainly laid to lawn with gate to the rear garden. The rear garden has been laid to lawn with patio area and access to brick built storage shed.

**SITUAED** Local shops and amenities can be found nearby at the top of The Strand. Goring Road shopping parade is located approximately 0.9 miles from the property and has a range of

local shops, cafes and restaurants. Worthing Leisure Centre is located on Shaftesbury Avenue approximately 0.4 mile from the property. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.5 miles away. Your nearest train station is Durrington-on-Sea and is approximately 0.6 miles away and bus routes run along The Strand.

### ENTRANCE HALL

**LOUNGE** 16' 5" x 12' 3" (5m x 3.73m)

**KITCHEN/BREAKFAST ROOM** 15' x 9' 8" (4.57m x 2.95m)

### FIRST FLOOR

**BEDROOM ONE** 9' 8" x 13' 11" (2.95m x 4.24m)

**BEDROOM TWO** 13' 10" x 9' 5" (4.22m x 2.87m)

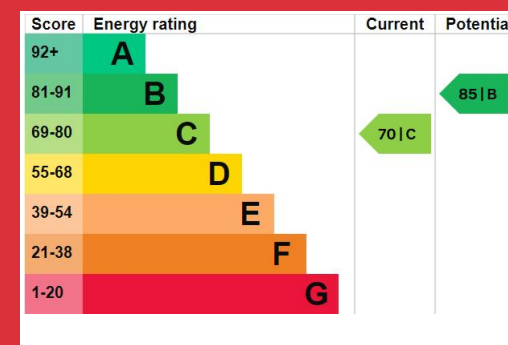
**BEDROOM THREE** 6' 4" x 10' 9" (1.93m x 3.28m)

### BATHROOM

**COUNCIL TAX BAND B**







## Property Details:

Floor Area: 926 sq ft (86 sq m) – Floor area is quoted from the EPC

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.