



54 Queen Street | Worthing | West Sussex | BN14 7BJ

Guide Price **£390,000**





We are delighted to offer for sale this immaculately presented and deceptively spacious period home positioned in this popular residential area close to shops, amenities and mainline train station. The property boasts three bedrooms, two reception rooms, large open plan kitchen/diner, modern bathroom and a courtyard garden.



## Key features:

- Mid-Terraced Period House
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Wealth Of Period Features
- Modern Fitted Kitchen & Bathroom
- Courtyard Garden
- Popular Residential Location
- Close To Shops, Amenities & Mainline Train Station
- Immaculately Presented

 3 Bedrooms

 1 Bathroom

 2 Living Rooms

**INTERNAL** The period tiled path leads to the covered porch with the front door opening to the welcoming entrance hallway with door to all ground floor rooms and stairs rising to the first floor. To the front of the property is the south facing bay front lounge which measures 15' 3" x 10' 8", this light and airy room has a wealth of period features including a cast iron fireplace, cornicing and attractive plantation shutters. There is a second reception room which is positioned between the lounge and kitchen/diner and is currently used as an office with views overlooking the rear garden. To the back of the property with access and views over the rear garden is the substantial and well presented open plan kitchen/diner. Measuring a spacious 22' 2" x 9' 5" this impressive dual aspect room has a large kitchen which has been fitted with an array of floor and wall mounted units with space and provisions for white goods. There is also enough room for a large family sized dining table. To the first floor are three bedrooms with the main, south facing bedroom spanning the full width of the property and boasts a large bay window with plantation shutters. Both bedroom two and three are large enough to fit double beds. The family bathroom has been fitted with a full white suite including a bath with shower over and hand wash basin with a separate w/c positioned adjacently.

**EXTERNAL** The front garden has an attractive checkered tiled path to one side that leads to the front door with a small garden with planted borders and a dwarf wall enclosing. The enclosed private rear garden has been cleverly designed to require minimal maintenance being primarily laid to patio.

**SITUATED** In the popular Broadwater area of Worthing, the property is ideally situated for local shops and cafes at nearby South Farm Road and Broadwater Village shopping parade. Worthing mainline train station is within a short walk and Worthing town centre and seafront promenade are approximately a 20 minute walk from the property.

**COUNCIL TAX BAND C**

**ENTRANCE HALL**

**LOUNGE** 15' 3" x 10' 8" (4.65m x 3.25m)

**FAMILY ROOM** 10' 10" x 8' 1" (3.3m x 2.46m)

**KITCHEN/DINER** 22' 2" x 9' 5" (6.76m x 2.87m)

**BEDROOM ONE** 15' 4" x 14' 3" (4.67m x 4.34m)

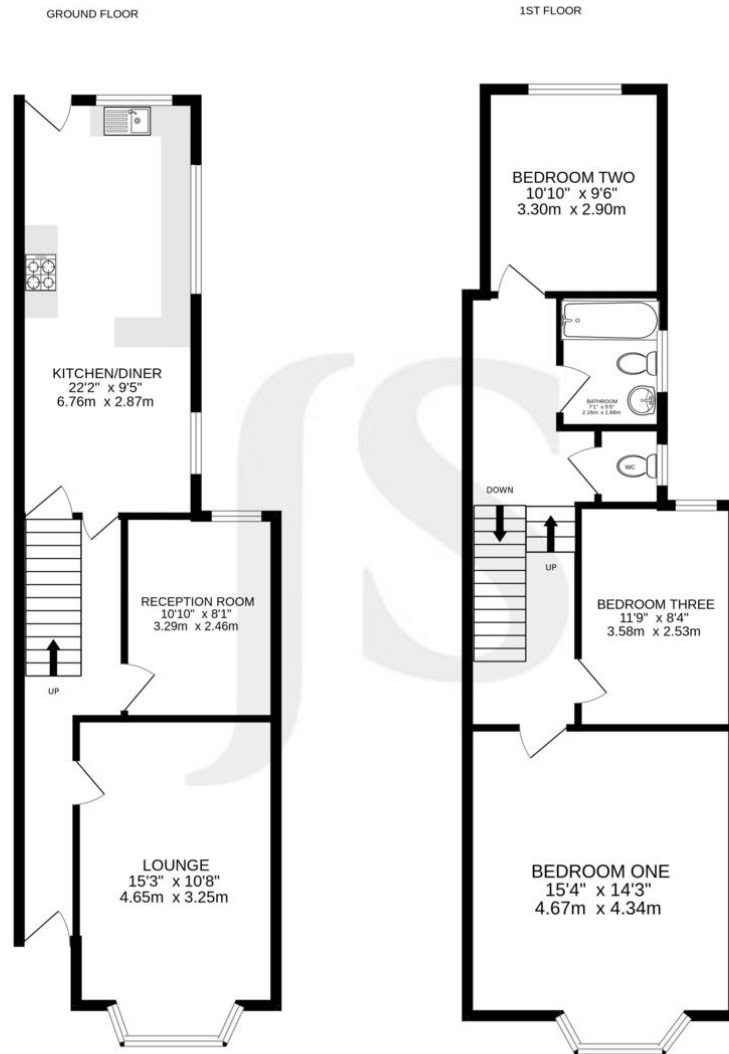
**BEDROOM TWO** 10' 10" x 9' 6" (3.3m x 2.9m)

**BEDROOM THREE** 11' 9" x 8' 4" (3.58m x 2.54m)

**BATHROOM**

**SEPARATE WC**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC TO FOLLOW

**Property Details:**

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.