



71 Stonehurst Road | Worthing | West Sussex | BN13 1NJ  
Offers In Excess Of **£350,000**







We are pleased to be able to offer a well presented, mid terrace house to the market. The property offers, west facing lounge, kitchen/ breakfast room, three bedrooms, bathroom, rear garden and garage in compound. The property also falls into the Thomas A 'Becket School Catchment Area.





## Key features:

- Mid Terrace House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Lounge
- Family Bathroom
- Private Rear Garden
- Garage in Compound
- Thomas A 'Becket School Catchment
- 0.7 Miles From West Worthing Railway

Station

 3 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Front door leading into entrance hall with opening into the west facing lounge, the lounge benefits from a working log burner. The kitchen/ breakfast room has French doors leading onto the private rear garden. The kitchen comprises of white wall and base units gas hob with extractor over, built in double oven, under counter fridge/ freezer, space and plumbing for washing and space for table and chairs. On the first floor there are three bedrooms with bedroom one and two benefitting from built in cupboards. The bathroom comprises of bath with shower above, wash hand basin and WC.

**EXTERNAL** To the front of the property it has been laid to lawn with pathway to front door and fenced off. The rear garden is low maintenance with artificial grass and patio area, timber gate leading to garage compound and garage located in the compound.

**SITUATED** in this sought after Tarring location with local shops & parks nearby. The property is within walking distance of Thomas a Becket first and Middle School, Durrington High & Worthing High School. The nearest mainline station is West Worthing which is approx. 0.7 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.6 miles away. Bus services run nearby.

### ENTRANCE HALL

**LOUNGE** 15' 5" x 10' 6" (4.7m x 3.2m)

**KITCHEN/ BREAKFAST ROOM** 15' 6" x 11' 7" (4.72m x 3.53m)

### FIRST FLOOR LANDING

**BEDROOM ONE** 11' x 10' 5" (3.35m x 3.18m)

**BEDROOM TWO** 10' 8" x 8' 10" (3.25m x 2.69m)

**BEDROOM THREE** 7' 9" x 6' 2" (2.36m x 1.88m)

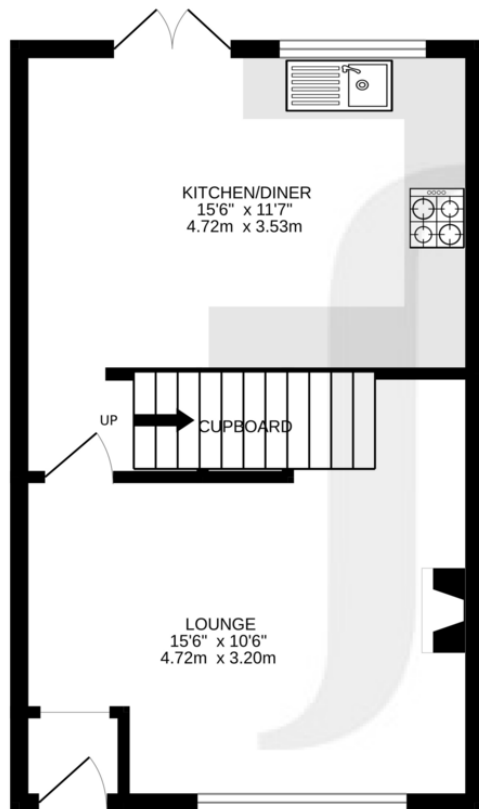
**BATHROOM**

**COUNCIL TAX BAND C**

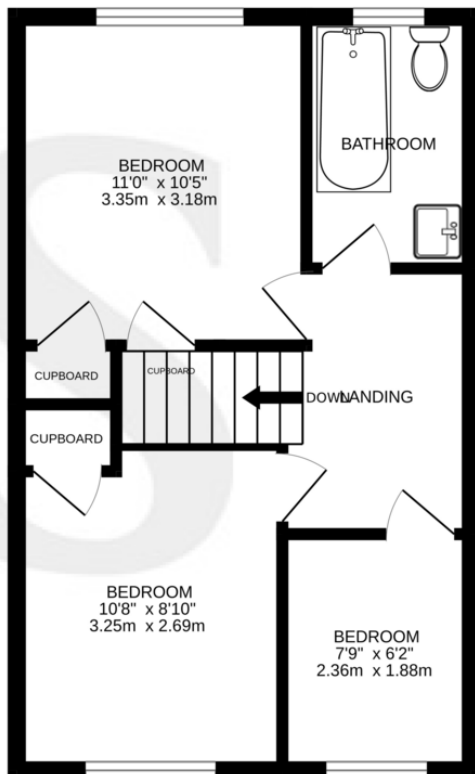


To book a viewing contact us on: 01903 506080 | [info@jacobs-steel.co.uk](mailto:info@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)

GROUND FLOOR



1ST FLOOR



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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## Property Details:

Floor Area: 764 sq ft (71 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C