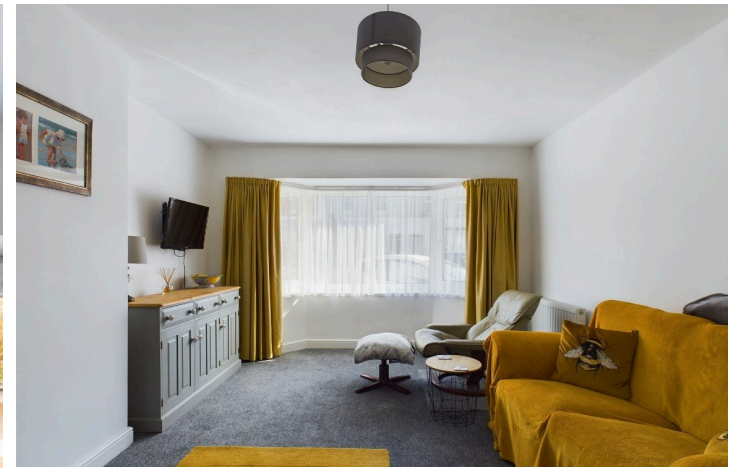




Howard Street | Worthing | West Sussex | BN11 4EW

Offers Over £400,000





We are delighted to offer for sale this unique and rarely available detached family home, situated on a quiet street near Worthing's town centre and mainline railway station. This recently refurbished property boasts three bedrooms, open plan kitchen/diner, contemporary fitted bathroom and west facing rear garden.



Key Features

- Detached Family Home
- Recently Refurbished To A High Standard
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Contemporary Fitted Bathroom Suite
- West Facing Rear Garden
- Potential For Off Road Parking
- Less Than Half A Mile To Worthing Station
- Less Than A Mile To The Beach & Town Centre
- Ground Floor W/C



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

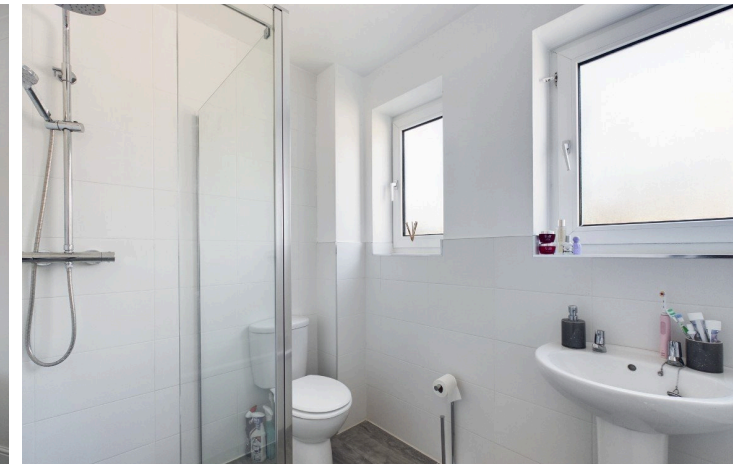
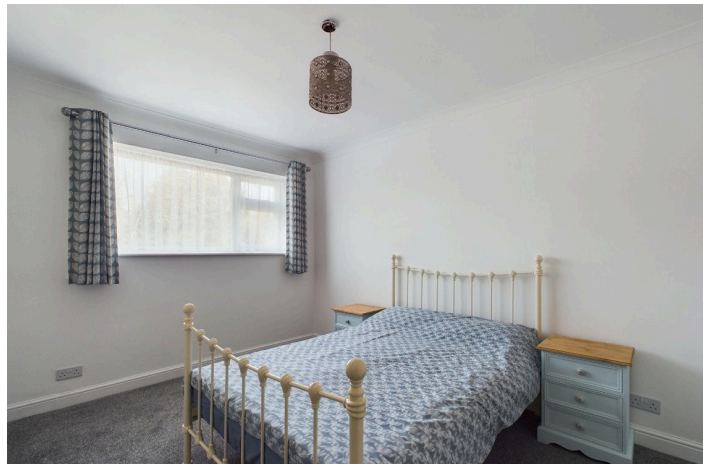
The covered UPVC front door opens into the spacious entrance hall, this generously sized area has doors to all ground floor rooms, stairs rising to the first floor, ground floor w/c and space to kick off shoes and hang coats. The living room measures a substantial 16'9" x 12'0", with plenty of space for various lounging furniture and taking advantage of the morning sun through the east facing bay windows. To the rear of the property is the open plan kitchen/diner, this spacious room has been fitted with an array of modern wall and floor mounted wood effect units which have been topped with dark granite worktops to create a smart contemporary finish, with space and provisions for white goods. There's plenty of space for a family sized dining table, with views out onto the well landscaped rear garden, creating the perfect to cook/host for family events. To the first floor are three well proportioned bedrooms, the main bedroom faces east and measures a substantial 16'6" x 12'2", this room benefits from a bay window and can comfortably fit a large double bed alongside various bedroom furniture items. The second bedroom benefits from built in wardrobes and can also comfortably fit a large double bed, partnering well with pleasant views over the west facing rear garden. The family sized bathroom has been fitted with a contemporary four piece suite, including a bath, walk in shower, toilet and hand wash basin all finished off with stone style laminated flooring.

EXTERNAL

The front of the property has been block paved with shingle boundaries lining the outskirts, this area has the potential for off road parking (subject to planning). To the rear of the property is the west facing garden, this pleasant space has been landscaped to create a patio perfect for table and chairs, with an area laid to lawn for ball games. Fences have been put up around all boundaries to create a quiet and secluded area for the family to enjoy.

LOCATION

Howard Street is a quiet residential area located off Tarring Road and a short distance to Victoria Park and Worthing's main line train station. Worthing Town Centre and seafront is close by which hosts many great coffee shops, restaurants and shops.

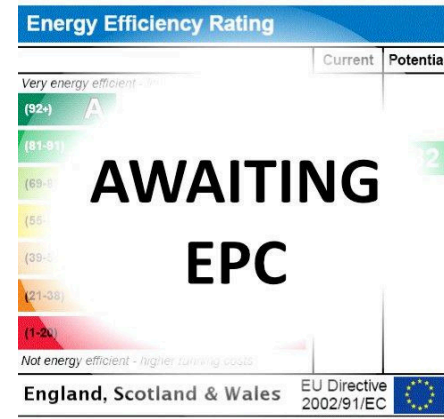




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: TBC SqFt

Tenure: Freehold

Council tax band: D

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.