



Downview Road, West Worthing, BN11 5PA
Asking Price Of £350,000



We are pleased to offer to the market an end of terrace house. The property offers three bedrooms, kitchen/ breakfast room, lounge, sun room, ground floor cloakroom and fitted shower room. The property benefits from a garage and being sold chain free.



Key Features

- End Of Terrace House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Lounge
- Ground Floor Cloakroom
- Chain Free
- Close To Local Transport Links
- Garage Located To The Rear
- Close To Local Shops



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Door leading into the porch with front door opening into the entrance hall with access to under stairs storage, ground floor cloakroom, kitchen/ breakfast room and lounge. The fitted kitchen/ breakfast room offers wall and base units, breakfast bar, space and plumbing for washing machine and dishwasher, oven, gas hob, sink, drainer, space for table and chairs and double doors leading to the lounge. The lounge is a good size and offers access to the sun room and door leading out to the rear garden. On the first floor there are three bedrooms, with two of them benefitting from built in wardrobes. The bathroom comprises of walk in shower, glass screen, wash hand basin and WC.

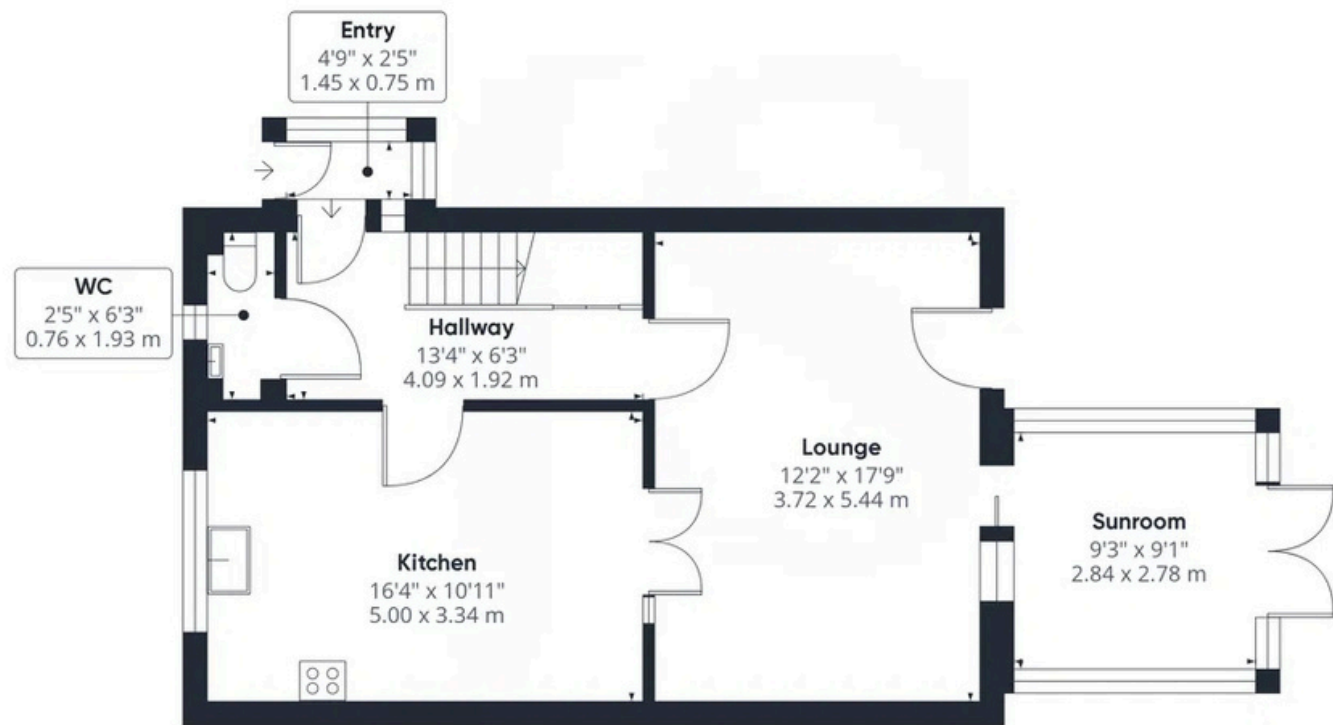
EXTERNAL

To the front of the property, there is a pathway leading to the front door, section laid to lawn and mature hedges. The rear garden has been laid to shingle, raised patio, pond, gate leading to the rear where the garage is located. The garage offers an up and over door to the rear of the property.

LOCATION

On Downview Road. The property is only 120 yards from West Worthing Railway Station. The property is also within walking distance to local shopping facilities on Tarring Road and South Street Worthing Town Centre is located only 0.9 miles away and buses run locally on Tarring Road, Grand Avenue and Mill Road.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1069.92 ft²
99.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 99 sqm

Tenure: freehold

Council tax band: E

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.