



Meadow Road | East Worthing | Worthing | BN11 2RH  
Offers Over £350,000



We are delighted to offer for sale this spacious and well presented mid terraced family home, situated close to local shops, amenities and mainline train station. The property boasts three bedrooms, south facing living room, open plan kitchen/diner, contemporary bathroom suite, mature rear garden and a garage at the rear.



## Key Features

- Mid Terraced Family House
- Three Bedrooms
- Bay Fronted South Facing Living Room
- Garage To The Rear
- Open Plan Kitchen/Diner
- Mature Rear Garden
- Less Than 450 Metres From East Worthing Station
- Popular Residential Area
- Ideal First Time Buy
- Close To Local Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The covered front door opens into the welcoming entrance hall with access to all ground floor rooms, under stair storage cupboard and stairs rising to the first floor. Positioned at the front of the property is the bay fronted living room measuring 13'4" x 10'10" and facing south transforms this into a light and airy room all year round. The rear of the house has been cleverly designed with an open plan kitchen/diner, providing the perfect place to host family and friends. This room measures a generous combined 11'7" x 16'6", there is a breakfast bar separating both spaces with enough room for a large family sized dining table. The kitchen has been fitted with an array of cream shaker style wall and floor mounted units, topped with dark marble laminated worktops to provide a smart contemporary finish. To the first floor are three good sized bedrooms, with the main and second bedroom easily fitting a large double bed alongside various other free standing bedroom furniture. The bathroom has been fitted with a three piece contemporary suite including a bath with overhead shower, hand wash basin and toilet.

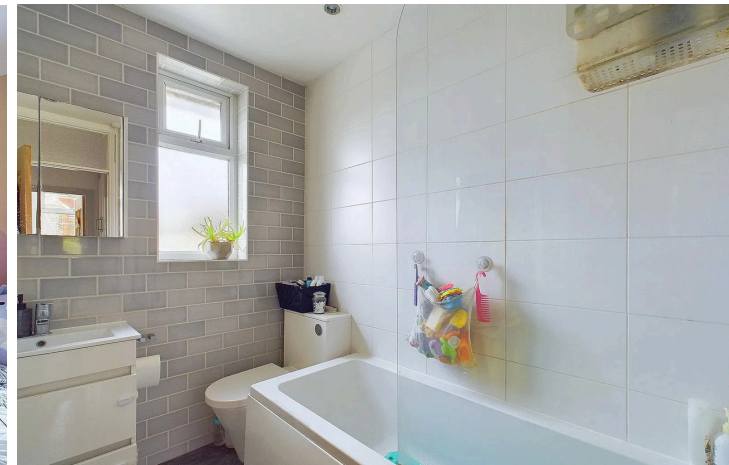
### EXTERNAL

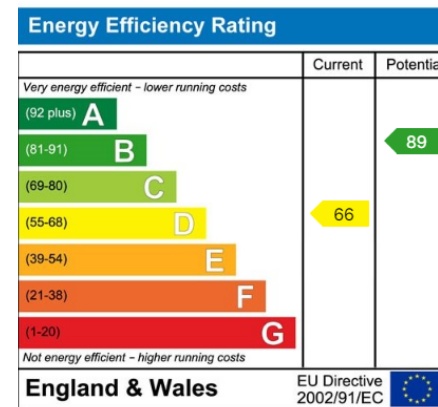
The front garden has a path to one side that leads to the front door with an area laid to lawn with planted borders surrounding. The mature rear garden is a generous size and benefits from a garage with power available that can be used for off road parking and is accessed to the rear of the property via an access road that services the back of this row of terraced homes. The garden faces north west and enjoys the sun all afternoon during the summer months, it is predominantly laid to lawn with a decked patio and a number of mature planted borders lining the boundaries.

### LOCATION

Situated On this popular residential road in East Worthing, this attractive property is less than 1.4km to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is approximately 650 metres away with bus services run nearby. It offers easy access to the A27 and A24, making this accessible and convenient location highly desirable.

Council Tax Band B





## Property Details:

Floor area \*as quoted by EPC: tbc

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.