

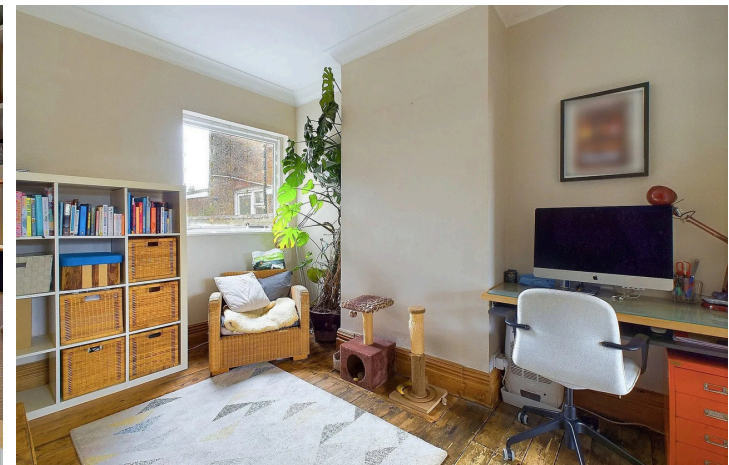


Pavilion Road | Worthing | BN14 7EG
Offers Over £395,000





We are delighted to offer for sale this charming and extremely spacious period terraced house, situated close to local shops, amenities and mainline train station. The house boasts three bedrooms, two reception rooms, open plan kitchen/diner, contemporary bathroom suite, south facing rear garden and is located within good school catchment area's.



Key Features

- Mid Terraced Period House
- Three Bedrooms
- Dual Aspect Living/Dining Room
- Open Plan South Facing Kitchen/Diner
- Contemporary Bathroom Suite
- Characterful Features Throughout
- 500 Metres From Worthing Station
- South Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- Vendor Suited



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens into the welcoming entrance hall, with access to all ground floor rooms, under stair storage and stairs rising to the first floor. Positioned at the front of the property is the dual aspect living/dining room space which both measure a generous separate 11'2" x 15'4" and 9'6" x 11'11". To the rear of the property is the open plan kitchen diner space, facing south transforms this room into the ideal hosting area being light and airy all year round. The kitchen has been fitted with an array of cream wall and floor mounted shaker style units topped with oak style laminate worktops creating a smart finish. To the first floor there are three bedrooms, with the main positioned to the front and measuring a substantial 15'0" x 12'3", providing plenty of room for a large double bed alongside various other bedroom furniture. This imposing room benefits from a bay window and balcony, with views overlooking The South Downs. The second bedroom measures 9'6" x 11'9" and can also fit a double bed. The bathroom has been fitted with a contemporary three piece suite including, a bath with shower overhead, toilet, hand wash basin and finished off with under floor heating. The property has characterful features running throughout the house including beautifully designed cornicing, wooden floorboards, bay windows and corbels.

EXTERNAL

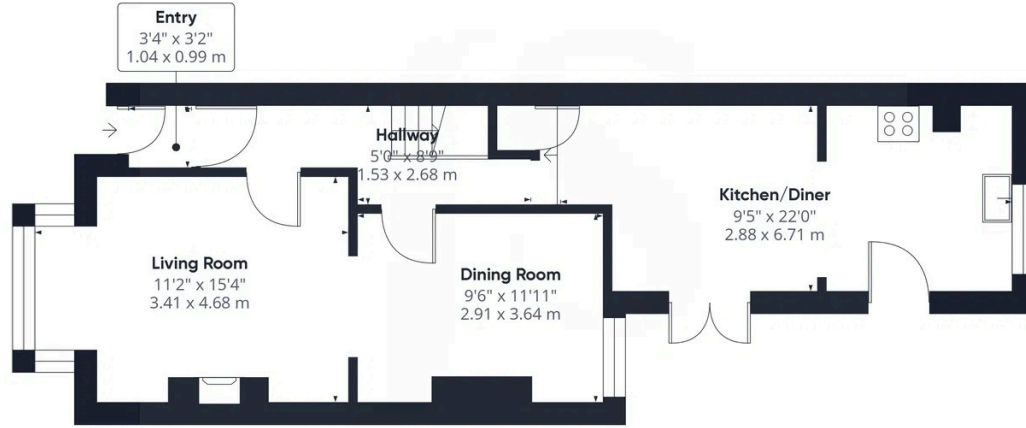
The rear garden maximizes the low maintenance lifestyle being paved and perfect use for an outdoor table and chairs. By facing south, means the rear garden will absorb sunlight throughout the day all year round, making the perfect area for hosting in summer months.

LOCATION

In a highly sought after road in the Thomas A Becket area of Worthing, this attractive home is located close to local shops on both South Street and South Farm Road. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area, the road is highly sought after with families of all ages. Worthing mainline station is 500 metres away. Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is approximately one mile away.

Council Tax Band C





Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: tbc

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.