



Amelia Crescent | Worthing | BN11 4EB  
Offers Over £420,000



We are delighted to offer for sale this rarely available and well presented three storey townhouse, situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts three bedrooms, south facing living/dining room, two bathrooms including an en-suite, fitted kitchen, ground floor w/c and utility room, an integral garage and is sold with no ongoing chain.



## Key Features

- Mid Terraced Townhouse
- Three Bedrooms
- Arranged Over Three Storeys
- South Facing Living/Dining Room
- Ground Floor Utility Room
- Fitted Kitchen/Breakfast Room
- Two Bathrooms
- No Ongoing Chain
- Integral Garage
- Close To Local Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

The covered front door opens into the welcoming entrance hall, with access to all ground floor rooms including the integral garage, space to hang coats and kick off shoes and stairs rising to the first floor. Positioned at the rear of the ground floor is the third bedroom/home office which adds to the versatility of the home and provides direct access to the rear garden. There is a utility room on the ground floor which has an ample amount of worksurfaces and space for white goods, with a w/c located separately. To the first floor are two rooms with the living/dining room situated at the front and measuring a generous 12'2" x 19'11", with more than enough space for both living room and dining room furniture. This room benefits from a southerly aspect, creating a light and airy space which is ideal for hosting all year round. The kitchen has been fitted with an array of oak effect wall and floor mounted cabinets topped with dark laminated worktops to create a smart contemporary finish. There is also space for a family sized breakfast table. On the top floor are two double bedrooms measuring 12'10" x 12'1" and 12'4" x 8'4" respectively, comfortably allowing for a double bed alongside various other free standing bedroom furniture. The main bedroom benefits from a modern en-suite which has been fitted with a shower, toilet and hand wash basin. The main bathroom has been fitted with a contemporary three piece suite, including a bath, hand wash basin and toilet.

### EXTERNAL

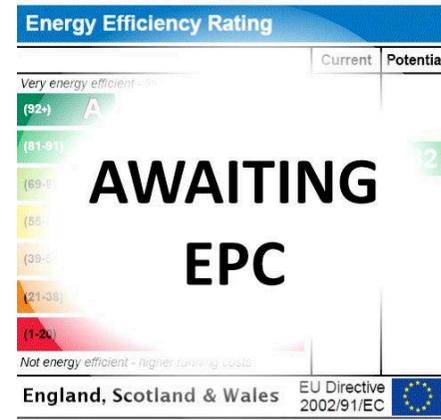
To the front of the property, there is a private bin store allocated to the house and access to the integral garage. The rear garden maximises a low maintenance lifestyle by being predominately paved with various shingled area's, plenty of space for an outdoor table and chairs along with plant pots. There is a twitten to the rear which provides access to the visitors parking.

### LOCATION

Situated In the heart of Worthing, within walking distance of Worthing station, Worthing town centre and the beach. Close to popular schools, shops and local amenities. The prestigious Amelia park is located moments away, with it's well established grounds providing the perfect outlook.

Council Tax Band: D





## 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 floor plans 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.