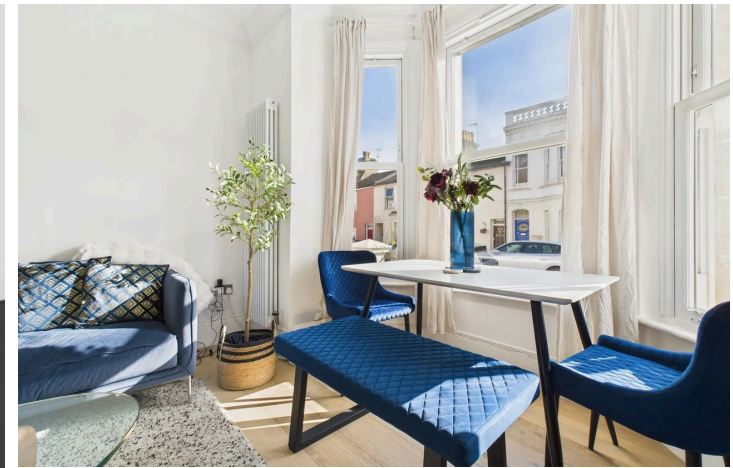




Cobden Road | Worthing | BN11 4BD
Offers Over £370,000



We are delighted to offer for sale this characterful and well presented Victorian end of terrace house, situated in the heart of Worthing town centre close to local shops, amenities, mainline train station and various beautiful local parks. The house boasts two double bedrooms, south facing living/dining room, modern fitted kitchen, contemporary shower room suite, ground floor w/c, low maintenance rear garden and sold with no ongoing chain.



Key Features

- End Of Terrace Victorian House
- Two Double Bedrooms
- Bay Fronted Living/Dining Room
- Good School Catchment
- South Facing
- Low Maintenance Rear Garden
- Characterful Features Throughout
- Popular Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door to this beautiful Victorian house is accessed via the side and opens into a welcoming entrance hall, which has access to all ground floor rooms, understair storage and stairs rising to the first floor. Positioned at the front of the house is the bay fronted living/dining room which measures a generous 13'0" x 11'9", this room benefits from facing south creating a light and airy room all year round. There is plenty of space for both living and dining room furniture. Situated at the rear of the house is the modern fitted kitchen, which has been fitted with an array of royal green shaker style wall and floor mounted units topped with solid oak worktops creating a smart finish. There also is space and provisions for multiple white goods and access to a ground floor w/c. To the first floor are two double bedrooms measuring both 8'6" x 11'2" and 12'8" x 11'11" with the bay fronted main bedroom benefiting from facing south and west. The contemporary shower room has been fitted with a three piece suite including a shower, hand wash basin and toilet.

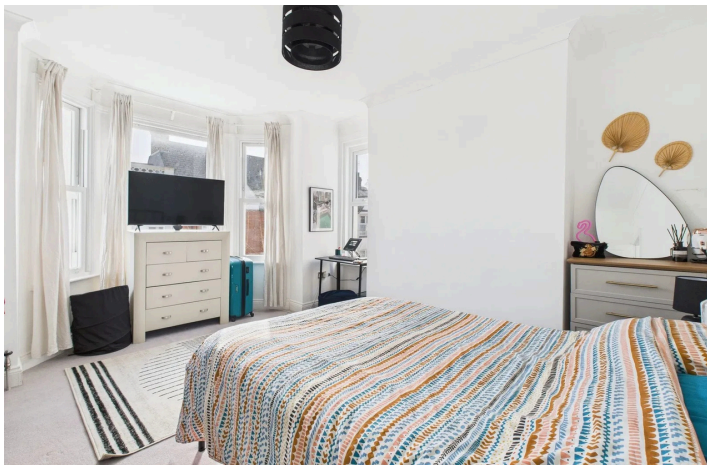
EXTERNAL

The rear garden has been cleverly designed to maximize a low maintenance lifestyle, laid with faux lawn and fences lining all boundaries to create a sunny secluded space to enjoy.

LOCATION

Situated In one of Worthing's most sought-after locations close to Poet's District in central West Worthing less than 100 metres from Victoria Park and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. Commuters are also well served with Worthing train station's offering regular services along the coast and London within 500 metres.

Council Tax Band: B





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 883 SqFt

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.