



Pelham Road, Worthing, BN13 1JJ  
Guide Price £320,000



We are pleased to offer to the market a semi detached house to the market. The property offers three bedrooms, lounge, extended kitchen/ dining room and family bathroom. The property also benefits from a rear garden and garage located in a compound. The property is situated just a short walk away from local schools, shopping facilities and transport links.



## Key Features

- End of Terrace House
- Three Bedrooms
- Lounge
- Fitted Kitchen & Dining Room
- Family Bathroom
- Rear Garden
- Garage in Compound
- Close To Thomas A'Becket Primary & Junior Schools
- Transport Links Nearby



**3 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

The front door opens into the entrance hall, which provides access to the kitchen/dining room and lounge. The kitchen/dining room has been thoughtfully extended, offering ample base units and spaces for all appliances. The oven is included, and the room features a sink with a drainer, as well as space for a dining table and chairs. A door leads to the rear garden. The lounge, located at the front of the house, benefits from a south-facing window, filling the space with natural light. Upstairs, you'll find three bedrooms, two of which include built-in wardrobes. The family bathroom is well-appointed with a bath, wash hand basin, and WC.

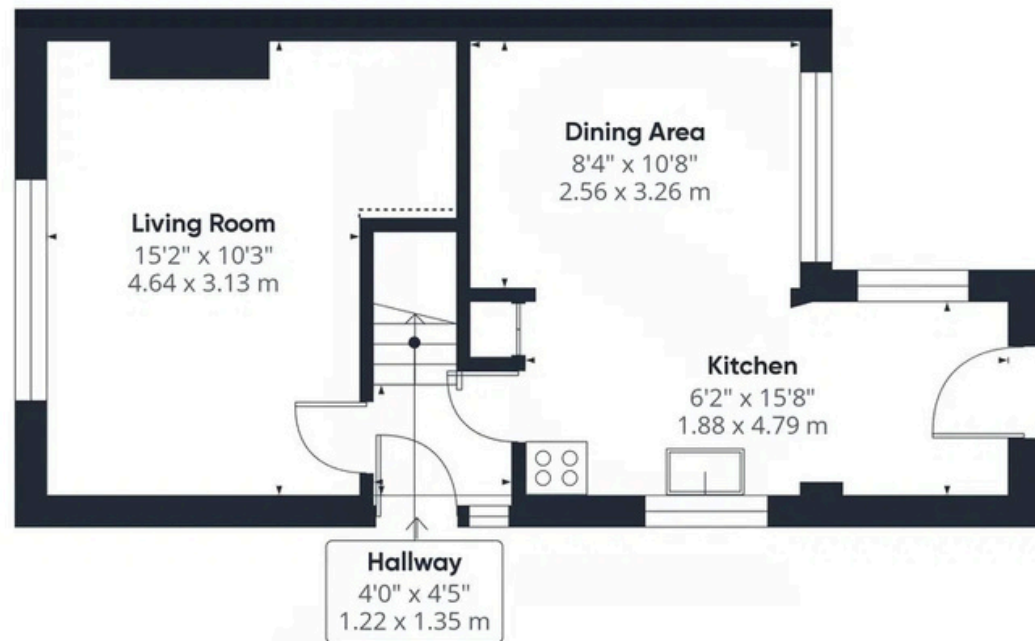
### LOCATION

Situated in the highly sought-after Tarring area, the property benefits from local shops and parks nearby. It is within walking distance of Thomas A Becket Primary and Junior School, as well as Durrington High School and Worthing High School. West Worthing mainline station is approximately 0.7 miles away, while Worthing town centre, with its wide range of shopping, dining, cinemas, theatres, and leisure facilities, is just 1.6 miles away. Regular bus services are also available nearby.

### EXTERNAL

To the front, a pathway leads to the entrance, with a section of the garden laid to shingle and mature shrubs providing privacy. The rear garden is paved with patio tiles, offering ample space for outdoor furniture and relaxation. The garage is conveniently located within the compound.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

744 ft<sup>2</sup>  
69.12 m<sup>2</sup>

Reduced headroom

0.8 ft<sup>2</sup>  
0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 74 sqm

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.