



Sugden Road | Worthing | BN11 2JG
£425,000



We are delighted to offer for sale this very well presented and rarely available end of terrace period house, situated in this popular East Worthing area close to local shops, amenities and mainline train station. The property boasts three bedrooms, dual aspect open plan living/dining room, modern fitted kitchen, contemporary bathroom suite, west facing rear garden and has been very well presented throughout.



Key Features

- End Of Terrace Period House
- Three Bedrooms
- Dual Aspect Living/Dining Room
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Period Features Throughout
- Very Well Presented Throughout
- West Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- Sought After East Worthing Location



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The double glazed front door opens into the entrance porch before opening into the living/dining room. There is a space in this room to hang coats and kick off shoes by the front door to keep them out the way. The open plan living/dining room measures a substantial 26'4" x 12'8" and features dual aspect views facing east and west, creating a light and airy room throughout the day. This room can easily be separated into two separate living spaces with clever usage of furniture, with the lounge area benefiting from a log burner for those cosy winter nights. Positioned at the rear of the house is the kitchen, which has been fitted with an array modern neutral shaker style units, topped with white quartz worktops. The kitchen has plenty of space and provisions for multiple white goods including a washing machine, dryer, fridge freezer and a large range cooker. To the first floor are three bedrooms, with the main and second being doubles measuring 13'0" x 11'0" and 11'1" x 7'11", both comfortably fitting a large double bed alongside various other free standing furniture. The bay fronted main bedroom faces east and features large built in wardrobes. The bathroom has been fitted with a contemporary three piece suite, including a bath with overhead shower, toilet and hand wash basin.

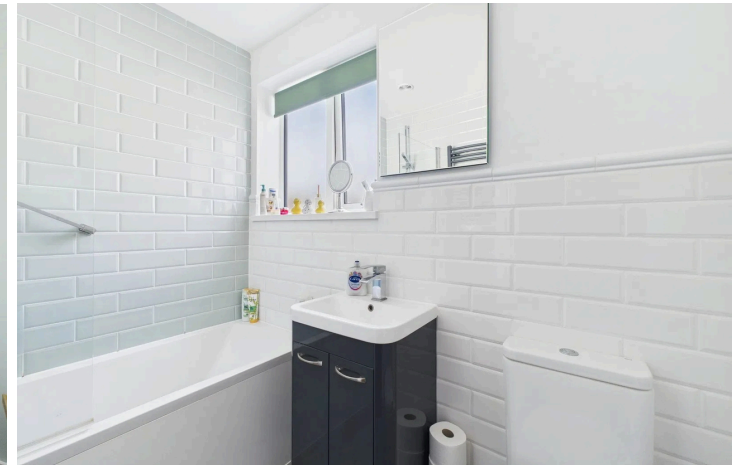
EXTERNAL

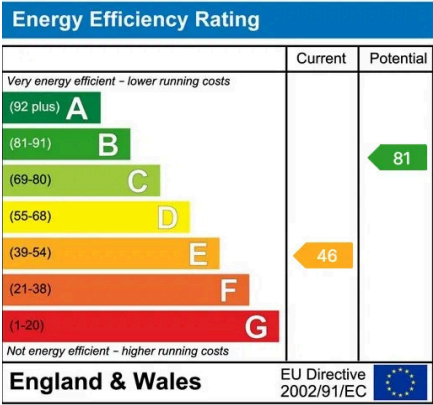
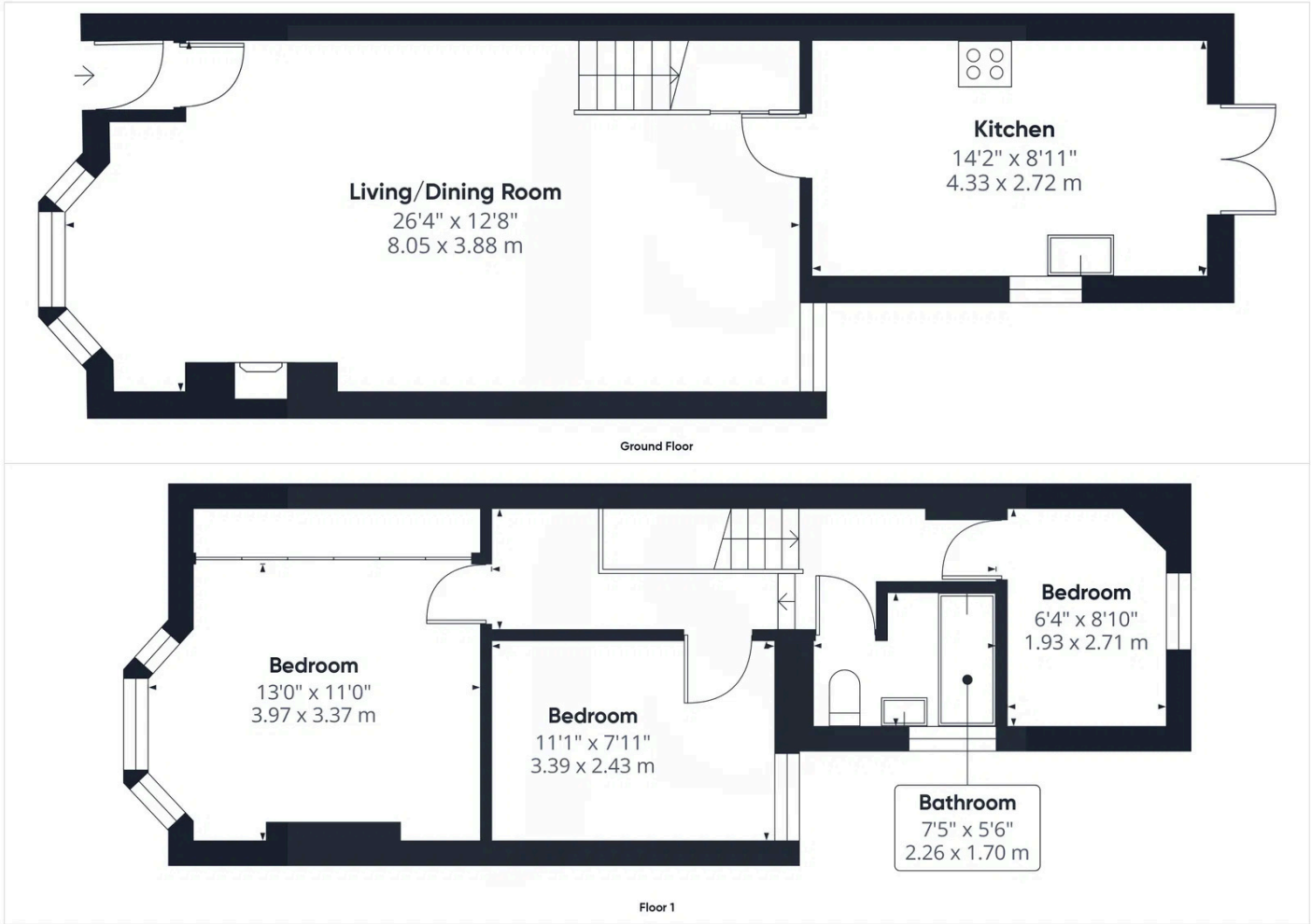
The front garden has been kept minimal with it predominantly being laid with stones/shingle, a charming Victorian style black and red tiled path leading to the front door, all enclosed by a stunning flint fronted wall adding to the kerb appeal of this house. The rear garden has been block paved with a shingled area at the rear, with plenty of space for multiple plant pots.

LOCATION

Situated In the popular central Worthing area, nearby parks are less than half a mile away, offering tennis courts and picnic areas. The town centre and seafront promenade are both situated less than half a mile away. Local buses are available on Lyndhurst Road and Worthing mainline train station is approximately one mile away and East Worthing train station is approximately a mile away.

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.