



Littlehampton Road, Worthing, BN13 1PY  
Offers Over £350,000





We are delighted to present this beautifully maintained mid-terrace period property to the market. Boasting a wealth of original features, the home offers three well proportioned bedrooms, two inviting reception rooms, modern fitted kitchen and a bathroom. To the rear, you'll find a landscaped south-facing garden, ideal for outdoor entertaining, along with a charming summer house complete with power creating the perfect space for a home office.





## Key Features

- Mid Terrace Period House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Bathroom
- South Facing Landscaped Rear Garden
- Rear Access
- Close To Local Shopping Facilities
- Well Presented Throughout & Original Features
- Close To Local Transport Links



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Upon entering the property, the front door opens into a welcoming entrance hall, providing access to the ground floor rooms and stairs leading to the first floor. The first reception room is positioned at the front of the property and features a beautiful bay window with double-glazed sash windows, a log burner, and original wooden flooring, creating a warm and characterful living space. The second reception room, currently used as a dining area, includes a feature fireplace surround, space for a dining table, a double-glazed window, and access to a useful understairs storage cupboard. An open archway leads through to the well-appointed fitted kitchen. The kitchen is equipped with a range of wall and base units, integrated appliances including an oven and dishwasher, a gas hob, space and plumbing for a washing machine, and room for a fridge/freezer. Additional features include a classic butler sink, a breakfast bar, and a door opening out to the rear garden. Upstairs, the first floor offers three bedrooms. Bedroom one benefits from fitted wardrobes in the alcoves, while bedroom three includes built-in storage. The bathroom comprises a panelled bath with shower over and glass screen, wash hand basin, and WC..

### LOCATION

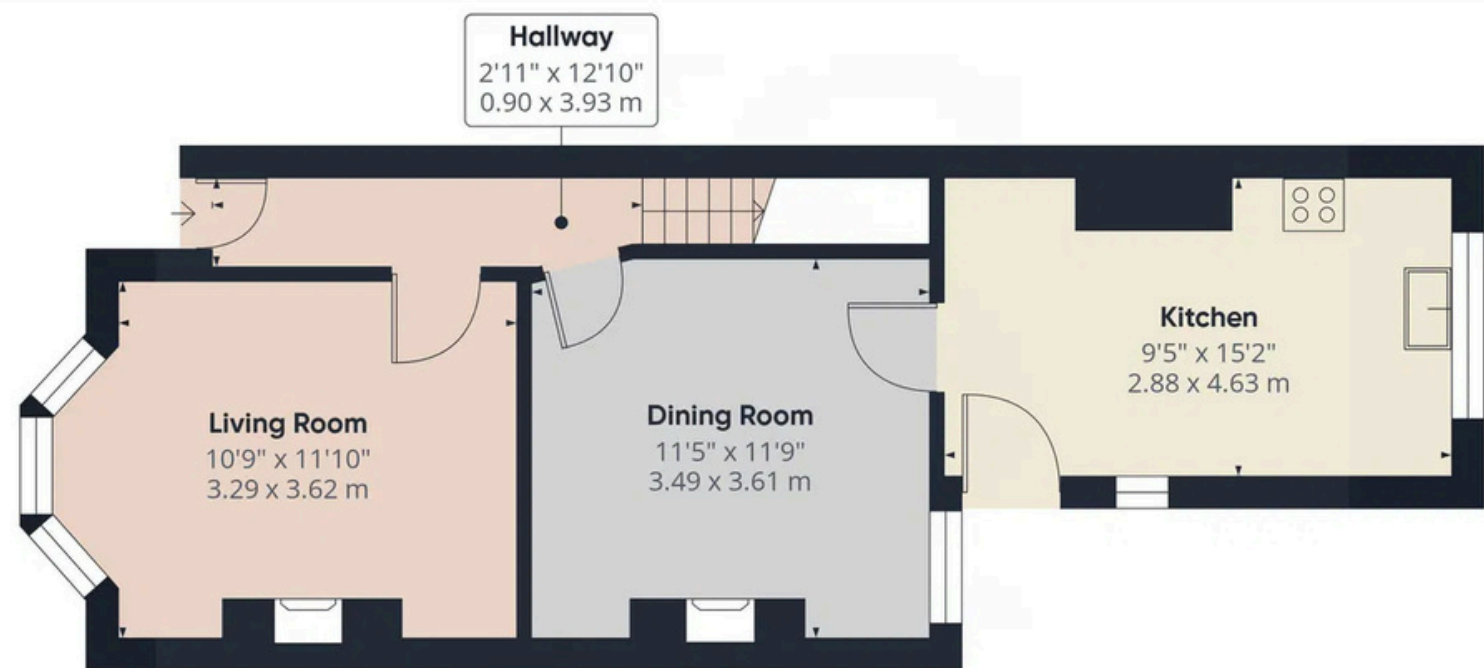
Situated in the sought-after Thomas A Becket area of Worthing, the property enjoys a convenient location with a range of local shops just a short walk away on Rectory Road or Broadwater's main high street. The road falls within the catchment area for the highly regarded Thomas A Becket schools, making it a popular choice for families of all ages. West Worthing Station is easily accessible on foot or by car and excellent transport links are available nearby, with regular bus services running along Littlehampton Road.

### EXTERNAL

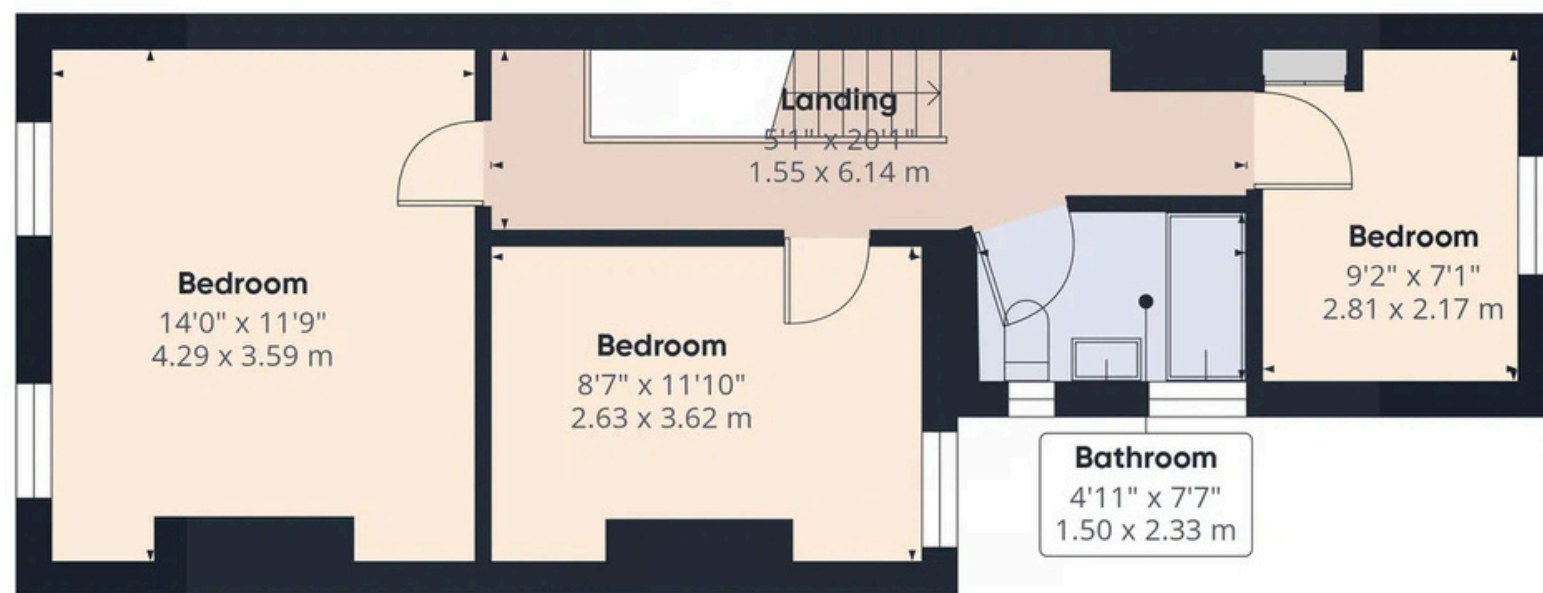
To the front of the property, steps lead up to the entrance door, accompanied by a neatly maintained front garden with established shrubs. The beautifully landscaped south-facing rear garden offers a tranquil and functional outdoor space, featuring an area laid with artificial lawn, bordered by vibrant floral beds. A charming seating area with a pergola provides the perfect spot for relaxing or entertaining. A pathway leads to the rear of the garden, where you'll find a versatile summer house complete with double doors, double-glazed window and power, ideal for use as a home office, creative studio or additional seating area. The garden also benefits from a timber gate providing secure rear access.







Ground Floor



Floor 1

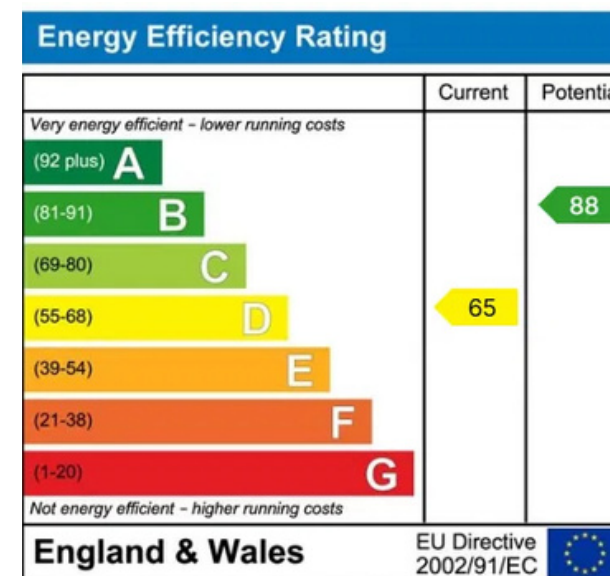


Approximate total area<sup>(1)</sup>  
888 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 85 sqm

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 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.