

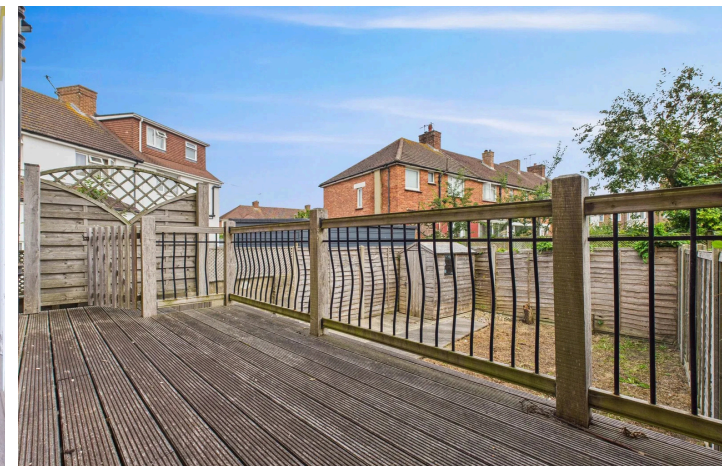


Mansfield Road | East Worthing | BN11 2QN  
£350,000





A three bed end of terrace family home close to local shops, amenities and mainline train station. benefitting from a separate lounge, kitchen dining room, south facing garden and off road parking, being sold chain free.





## Key Features

- End Of Terrace Family Home
- Three Bedrooms
- Separate Lounge
- Kitchen Dining Room
- Off Road Parking
- South Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Steps up to the front door opening to the entrance hall with stairs to the first floor with under stairs cupboards and access to the lounge and kitchen. The lounge is a generous size and overlooks the front garden. The 17ft kitchen dining room has a range of matching wall and base units with fitted work surfaces, inset ceramic hob with oven beneath and extractor fan above, space and plumbing for appliances, ample space for dining table and chairs and double glazed door to the garden. On the first floor there are three bedrooms, two are doubles - one benefitting from fitted wardrobes - and a single. The family bathroom comprises a p-shape bath with mixer tap and mains shower over with rainfall and hand held shower heads, pedestal hand wash basin, button flush .W.C and airing cupboard housing combi boiler.

### EXTERNAL

To the front there is a private driveway providing off road parking for couple of vehicles, with fenced off lawn area with raised flower beds and gated side access to the rear. The rear garden is south facing and is laid to decking and lawn area, with steps leading up to an enclosed sun terrace.

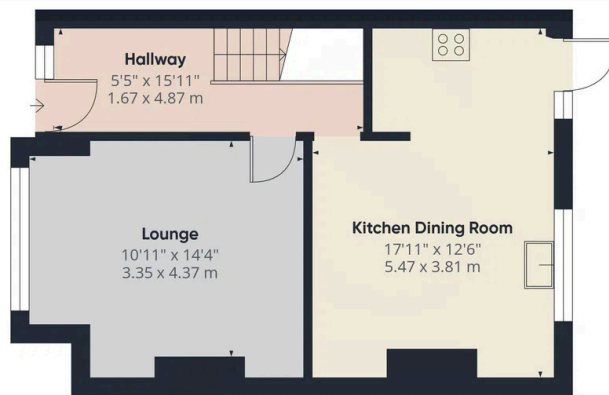
### LOCATION

Situated To the East of Worthing local amenities can be found nearby. Worthing seafront is less than half a mile away and is well situated for local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is East Worthing, which is less than 500 metres away, with links to both London and Brighton. Bus services run nearby.

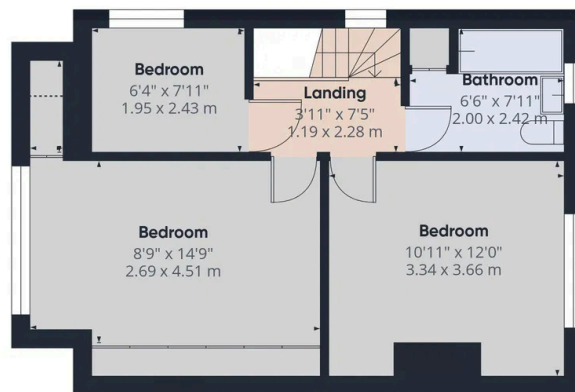
Council Tax Band C



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Ground Floor



Floor 1



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

867 ft<sup>2</sup>  
80.6 m<sup>2</sup>

Reduced headroom

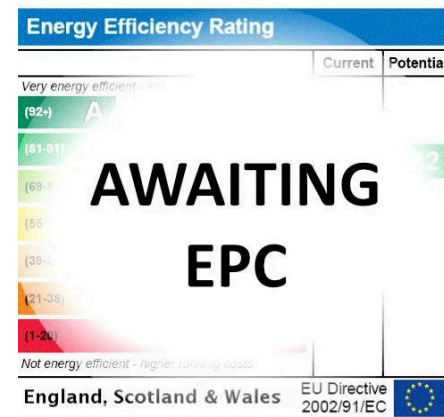
4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
Below 5 ft/1.5 m

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 floorplan

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.