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## Description

We are delighted to offer to the market this nicely presented terraced house located in central Worthing close to local shops, schools, parks, bus routes, the mainline station, and Worthing hospital.

Accommodation offers a kitchen, dining room, living room, two double bedrooms and a family bathroom. The property also benefits from double glazing and a beautifully landscaped south facing garden with nice views of Homefield Park.

## Key Features

- Terraced Home
- Separate Dining Room
- South Facing Garden
- Council Tax Band B
- Two Double Bedrooms
- Double Glazing
- Views of Homefield Park
- Chain Free







Frosted uPVC double glazed door to:

#### **Dining Room**

**3.72 x 3.0 (12'2" x 9'10")**

Double glazed window to front, coving, wood effect flooring, under stairs storage cupboard housing electric meters and through way to:

#### **Living Area**

**3.75 x 3.35 (12'3" x 10'11")**

Double glazed window to rear, radiator, dado rail, wood effect flooring, wall mounted thermostat and through way to:

#### **Kitchen**

**2.63 x 1.82 (8'7" x 5'11")**

Range of fitted base and wall units, roll top working surfaces incorporating a stainless steel sink with mixer tap, four ring gas hob, electric oven with extractor fan over, Ideal wall mounted boiler, tiled splashback walls, space for fridge/freezer, space and plumbing for washing machine, tiled floor, double glazed window, downlighters, frosted double glazed door to garden.

Stairs to first floor landing with loft hatch.

#### **Bedroom One**

**3.44 x 3.11 (11'3" x 10'2")**

Double glazed window, radiator, tv point, cupboard with slatted shelves, further cupboard with hanging and storage over.

#### **Bedroom Two**

**3.39 x 2.82 (11'1" x 9'3")**

Shelved recess, radiator and double glazed window.

#### **Bathroom**

**2.96 x 1.92 (9'8" x 6'3")**

Fitted corner bath with mixer tap and shower attachment, low flush WC, tiled floor, tiled walls, basin set in vanity unit with mixer tap, frosted double glazed window, heated towel rail and downlighters.

#### **South Facing Rear Garden**

A low maintenance and landscaped south facing rear garden with tiered paved patio areas, outside tap and timber built planters with south facing backing onto Homefield Park.



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## Floor Plan Newland Road

**Ground Floor**  
Approx. 33.7 sq. metres (363.1 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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