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## Description

We are pleased to offer to the market this beautifully presented and traditionally brick built cottage, situated in the heart of Worthing and close to local shopping facilities in the town centre and along Rowlands Road, within easy access of Worthing's popular seafront and promenade.

Accommodation offers a kitchen, lounge/diner, double bedroom and bathroom. The property also benefits from gas fired central heating, double glazing, a private front courtyard and parking for two vehicles.



## Key Features

- Beautiful Semi Detached Cottage
- Newly Fitted Kitchen & Modern Bathroom
- Double Glazing
- Large Loft
- Freehold
- Situated in the Heart of Worthing
- New Carpets & Solid Oak Doors
- Gas Fired Central Heating
- Private Courtyard & Off Road Parking
- Council Tax Band B



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Robert  
Luff & Co



Gated Entrance

**Private Front Courtyard**

Space for seating, block paved and shingle, outside power point and plastic storage unit.

**Lounge/Diner**

**4.46 x 4.32 (14'7" x 14'2")**

Double glazed door to front, double aspect double glazed windows to front and side, three tv points, radiator, loft access, built in cupboard with plumbing for washing machine and housing wall mounted combination boiler.

**Kitchen**

**2.24 x 1.32 (7'4" x 4'3")**

Double glazed skylight, fitted kitchen with range of wall and base units, integrated electric oven and gas hob with extractor hood, tiled splashback, sink and drainer.

**Bedroom**

**3.03 x 2.32 (9'11" x 7'7")**

Two double glazed sash windows to front and radiator.

**Bathroom**

Panel enclosed bath with shower over, part tiled walls, extractor fan, towel rail, wall mounted wash hand basin and dual button WC.



