



## Pilgrims Walk, Worthing



PCM  
£1,395 PCM

- End of Terrace Home
- Lounge to front
- Two Allocated Parking Spaces
- Fitted Kitchen
- Gas central heating
- Two Bedrooms
- South Facing Rear Garden
- EPC Rating - TBC
- Council Tax Band - C
- Viewing recommended

Robert Luff and Co are thrilled to present this end-of-terrace family home located on Pilgrims Walk, a desirable address in the heart of West Worthing. The property is conveniently situated near local shopping facilities, parks, schools, bus routes, and the mainline station, offering easy access to a range of amenities and transportation options.

The accommodation comprises a lounge, kitchen, two bedrooms, and a family bathroom. The lounge serves as a comfortable and inviting living space, while the kitchen provides a functional area for cooking and dining. The two bedrooms offer ample space for family members or guests, and the family bathroom provides necessary facilities for everyday use.

One of the notable features of this property is the provision of two allocated parking spaces, ensuring convenient parking for the residents and their visitors. Additionally, the property boasts a South facing rear garden, providing a pleasant outdoor space for relaxation, gardening, or entertaining.

For more detailed information about this end-of-terrace family home on Pilgrims Walk, viewing arrangements, and any additional features please contact Robert Luff and Co.

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## Accommodation

Front door with glass inserts.

### Lounge 15'09 x 11'11 (4.80m x 3.63m)

Window to front. Radiator. Thermostat. Stairs leading to first floor. TV point. Cupboard housing electric consumer unit. Door leading to:

### Kitchen 11'9 x 9'05 (3.58m x 2.87m)

A range of matching wood fronted wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in electric oven. Four ring gas hob. Cooker hood. Space and plumbing for washing machine and dishwasher. Further appliance space. Space for fridge/freezer. Tiled splash back walls. Double-glazed window with southerly aspect. Radiator. Space for a small breakfast bar or table. Double-glazed French doors leading to the rear garden.

### First Floor Landing

Loft hatch. Storage shelf.

### Bedroom One 11'11 x 9'2 (3.63m x 2.79m)

Double-glazed window with view of rear garden. Radiator.

### Bedroom Two 11'11 x 7'02 (3.63m x 2.18m )

Double-glazed window. Radiator.

### Bathroom

Panel enclosed bath with mixer tap. Over bath fitted Triton shower. Low level flush WC. Pedestal wash hand basin. Tiled walls. Airing cupboard. Frosted double-glazed window.

### Outside

Two allocated parking spaces.

### Rear Garden

South facing rear garden with decking area. Lawn area. Gate for rear access. Outside tap.

### Front Garden

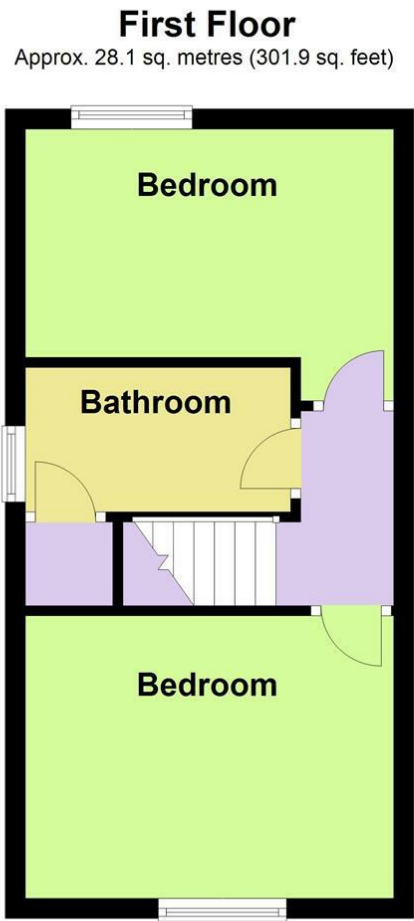
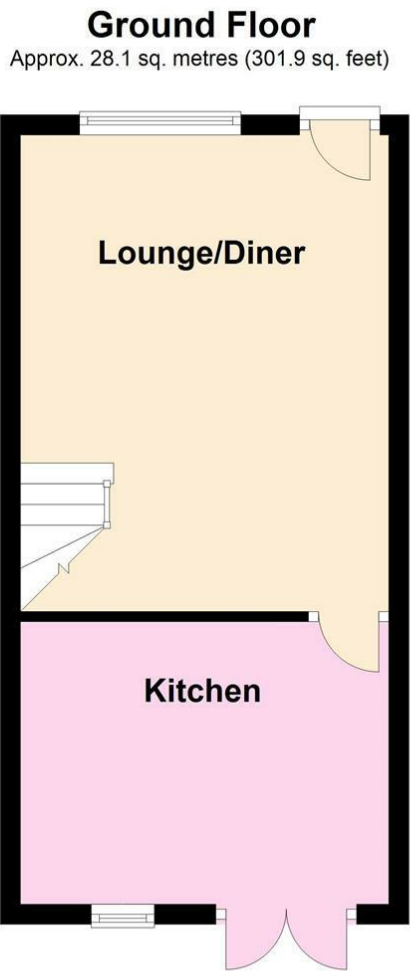
Laid to lawn.



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Total area: approx. 56.1 sq. metres (603.9 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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