



Offers Over
£310,000
Freehold

St. Andrews Road, Worthing

- End-Of-Terrace House
- Off-Road Parking
- NO CHAIN
- Council Tax Band - B
- Two Bedrooms
- Spacious Kitchen
- Westerly Aspect Rear Garden
- EPC Rating - E

We are delighted to bring to the market this two-bedroom end-of-terrace family home situated in the ever popular Tarring location close to local schools, shops, the mainline station, bus services, and easy access to the A259 and A27. Downstairs, the accommodation offers an entrance hallway, lounge, spacious kitchen/breakfast room, and a double glazed conservatory. On the first floor, there are two good-sized bedrooms and a family bathroom. Other benefits include a Westerly aspect rear garden and off-road parking.

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Accommodation

Entrance Hallway

Door to front.

Lounge 15'6" x 10'4" (4.73 x 3.17)

Double glazed bay window to front. TV point. Telephone point. Open fireplace. Radiator.

Kitchen/ Breakfast Room 13'6" x 8'5" (4.14 x 2.59)

Radiator. Under stairs cupboard. Double glazed windows and door to rear leading to conservatory. Fitted kitchen with range of wall and base units. Wall mounted combi boiler. Tiled splashback. Sink/ drainer. Plumbed washing machine. Integrated dishwasher. Integrated electric Neff oven. Integrated electric hob. Cooker with hood.

Conservatory 13'11" x 5'10" (4.25 x 1.80)

Double glazed windows to rear and side. Door leading to rear garden. Power and lighting.

Landing

Loft access

Bedroom One 11'0" x 10'5" (3.36 x 3.18)

Double glazed window to front. Built in cupboard. Radiator.

Bedroom Two 11'6" x 6'8" (3.53 x 2.05)

Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to rear. Low level flush WC. Radiator. Single pedestal wash hand basin. Panel enclosed bath with electric shower over. Firing cupboard.

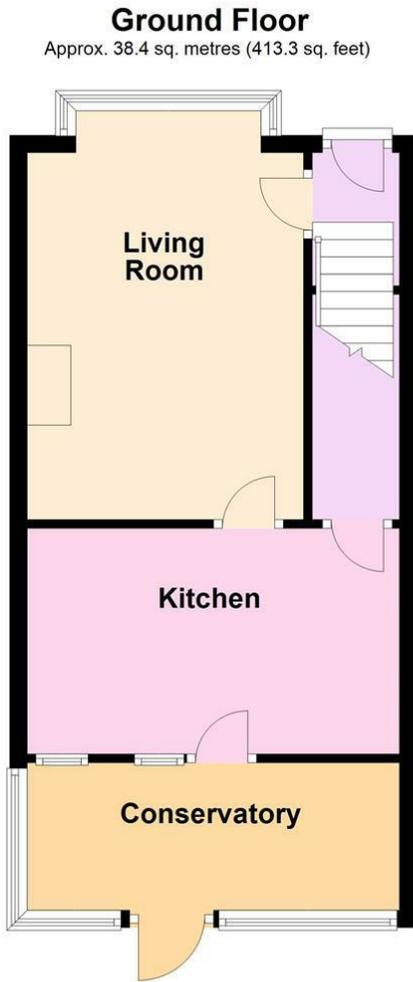
Rear Garden

Westerly facing. Gated side access. Fence enclosed. Patio laid to gravel and lawn. Two storage sheds.

Driveway

Parking for one vehicle.





Total area: approx. 68.1 sq. metres (732.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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