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Description

We are delighted to offer to market this unique detached home, ideally situated in this highly sought after West Worthing location close to the seafront, local shops, schools, restaurants and the mainline station.

Accommodation offers a modern fitted kitchen, open plan living area, double bedroom and shower room. The property also benefits from double glazing and a courtyard garden.

Key Features

- Unique Detached House
- Popular West Worthing Location
- Modern Fitted Kitchen
- Double Glazing
- Open Plan Living Space
- Double Bedroom
- Courtyard Garden
- Council Tax Band A





Lounge / Kitchen

8.2 x 1.7 (26'10" x 5'6")

Grey wood laminate flooring, space and plumbing for washing machine, electric oven with electric hob, Lamona grey sink with drying rack, frosted double glazed window, matte grey units with white laminate pebble worktop, electric meters, electric radiator, carpets, spotlights and double glazed doors leading to the garden.

Stairs leading up to:

First Floor Landing

West facing double glazed window, cupboard housing heating system, spotlights and carpets.

Bedroom

2.2 max x 4.93 max (7'2" max x 16'2" max)

Two Velux windows to front, large cupboard over stairs and electric heater.

Shower Room

Grey wood laminate flooring, double glazed frosted window, Velux window, white gloss sink inset to vanity unit, low level flush WC, walk in shower with electric shower, grey stone wall tiles, heated towel rail and spotlights.

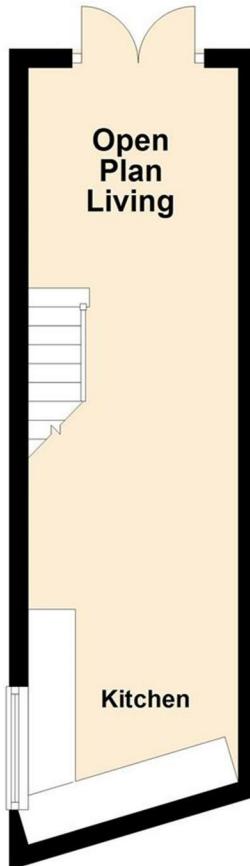
Outside

Courtyard garden with tiled patio, fence enclosed with gated access.

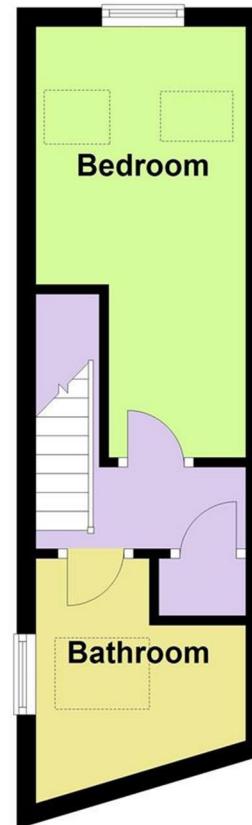


Floor Plan The Drive

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
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 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	

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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