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Description

We are delighted to offer to the market this newly renovated mid terraced family home, ideally situated in this favoured East Worthing location with local shops, beach, schools, bus routes and mainline station all nearby.

Accommodation offers a spacious lounge/dining room, modern kitchen, downstairs bathroom, first floor WC and three double bedrooms. The property also benefits from a loft room with Velux windows and a good size rear garden.



Key Features

- Renovated Mid Terrace Family Home
- Loft Room with Velux Windows
- Downstairs Bathroom
- Gas Fired Central Heating
- Three Double Bedrooms
- Spacious Lounge/Dining Room
- Landscaped Rear Garden
- Council Tax Band B





Leaded light door to:

Hallway

With covered radiator, wood effect flooring, under stairs cupboard and wall mounted central heating control. Door to:

Lounge/Dining Room

6.88 x 3.65 (max into recess) narrowing to 2.69 (22'6" x 11'11" (max into recess) narrowing to 8'9")

Lounge Area: Double glazed westerly aspect window, coving, shelved recess and cupboard, laid wood effect flooring and radiator.
Dining Area: Space for dining table, laid wood effect flooring, coving radiator and double glazed, double opening french doors to rear garden.

Kitchen

2.98 x 2.54 (9'9" x 8'3")

Range of high gloss white fronted base and wall units, roll top working surfaces, stainless steel sink with mixer tap, four ring gas hob with extractor over, electric oven, space for fridge/freezer, space and plumbing for washing machine, further appliance space, space and plumbing for dishwasher, metro brick tiled splashbacks, downlights and double glazed windows. Door to:

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low flush WC, basin with mixer tap set in vanity unit, tiled splashback walls, coving, downlighters, heated towel

rail and cupboard enclosed Baxi boiler.

Stairs to:

First Floor Landing

With coving and radiator.

Bedroom One

4.34 x 3.63 (14'2" x 11'10")
Laid wood effect flooring, shelved recess, double glazed window to front and radiator.

Bedroom Two

3.40 x 3.06 (11'1" x 10'0")
Radiator, wood effect flooring, coving, double glazed window.

Bedroom Three

3.58 x 2.61 (11'8" x 8'6")
Double glazed window, radiator, shelved recess, laid wood effect flooring.

Separate WC

With low flush WC, basin with mixer tap and frosted double glazed window.

Timber staircase leading to:

Loft Room

4.31 x 3.3 (14'1" x 10'9")
With two dual aspect Velux windows with blinds and downlighters.

Outside

Sleeper enclosed artificial laid lawn, rear decking area with timber shed, fence enclosed with gate for rear access, further timber build shed and lower decking area, outside tap and courtesy light.



Floor Plan Archibald Road



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)



Energy Efficiency Rating										
Current	Potential									
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Environmental Impact (CO ₂) Rating								
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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.