



Offers Over  
£475,000  
Freehold

## Woodlea Road, Worthing

- Nicely Presented Victorian House
- Kitchen/Breakfast Room
- Ground Floor WC
- Double Glazing
- Private Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Original Features
- Gas Fired Central Heating
- Council Tax Band D

We are pleased to offer to the market this well presented three bedroom Victorian house, ideally situated in Tarring with a local park, schools and village shops nearby, and just a 5 minute walk to West Worthing train station with direct trains to London and Brighton.

Accommodation offers a spacious kitchen/breakfast room, two reception rooms and a ground floor WC. Upstairs there are three bedrooms and a family bathroom. The property also benefits from original features, double glazing, gas fired central heating and a private rear garden.

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## Accommodation

Attractive composite front door with double glazed window through to:

### Hallway

With period coving and corbels, radiator, dado rail and wood effect laid flooring.

### Lounge 14'2" x 11'2" (4.34 x 3.42)

Attractive wooden fire surround with cast iron insert and tiled hearth, recess shelving, period coving, picture rail, radiator, double glazed bay window to front and laid wood effect flooring.

### Dining Room 11'3" x 10'2" (3.45 x 3.11 )

Laid wood effect flooring, double glazed window, coving, under stairs storage cupboard housing gas meters, and further cupboard housing electric consumer unit. Throughway to:

### Spacious Kitchen/Breakfast Room 21'5" x 9'10" (6.54 x 3.01)

Range of high gloss handleless, two tone kitchen units with real wood effect work surfaces, one and a half bowl sink with mixer tap, fitted electric oven and four ring gas hob with Bosch extractor fan over, metro brick tiled splashbacks, downlights, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, laid wood effect flooring, two double glazed windows, coving, dimmer switches, under stairs storage cupboard and double opening French doors to the rear garden. Door to:

### WC

Low flush WC, basin set in vanity unit with metro tiled splashback and double glazed window.

Period style staircase to:

### First Floor Landing

Loft hatch with pull down ladder to a part boarded loft, dado rail and storage cupboard with shelves.

### Bedroom One 14'9" x 13'10" (4.51 x 4.23)

Feature cast iron fire surround with decorative tiled hearth, double glazed bay window and further double glazed window, radiator and coving.

### Bedroom Two 11'5" x 9'4" (3.48 x 2.87)

Decorative cast iron fire surround, coving, double glazed window and radiator.

### Bedroom Three 10'0" x 7'3" (3.05 x 2.21)

Double glazed window with view of rear garden, coving, radiator and attractive cast iron fire surround.

### Bathroom

Tiled enclosed bath with remote taps and fitted over bath shower with shower screen, rainfall head, low flush WC with concealed cistern and basin incorporated within vanity unit with mixer tap, tiled floor, tiled walls, two frosted double glazed windows, downlighters and heated towel rail.

### Outside

Raised decking area, attractive block path to side gate, outside tap, gravel areas providing a further seating area, outside power points, mature trees, shrubs, climbing trellis and climbers and timber built shed.

### Front Garden

With decorative flowerbeds and unique stone mosaic.



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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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