



Offers In Excess Of
£425,000
Freehold

St. Thomas's Road, Worthing

- End-Of-Terrace House
- Spacious Kitchen/Dining Room
- Bay-Fronted Living Room
- Electric DEV Charger
- Off-Road Parking
- Three Bedrooms
- Westerly Aspect Rear Garden
- Downstairs WC
- EPC Rating - D
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented three-bedroom, end-of-terrace family home situated in this sought-after Tarring location with local shops, schools, parks, bus routes, and the mainline station all nearby. Accommodation comprises a spacious and modern kitchen/dining room, a bay-fronted living room, a downstairs WC, three bedrooms, two of which are doubles, and a family bathroom. Other benefits include a westerly aspect rear garden, off-road parking, double glazing throughout, and having an electric Charge DEV charging point.

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Accommodation

UPVC front door with frosted and stained glass insert to:

Porch

Leaded light double glazed windows. Tiled floor. Strip wood door to:

Entrance Hallway

Radiator. Cupboard housing electric consumer unit. Understairs storage cupboard with shelf. Further cloak cupboard with hanging rail and frosted window. Door to:

Lounge 14'8 x 10'8 (4.47m x 3.25m)

Range of fitted bookshelves with storage cupboards and TV plinth. Natural wood fire surround with tiled insert, open grate and a tiled hearth. Radiator. Picture rail. Coving. Double glazed bay window to front. Wall light point.

Kitchen 22'0 x 15'3 (6.71m x 4.65m)

'L' Shaped. Shaker style fitted kitchen. Wide range of base and wall units. Two tone centre island with attractive quartz top. Breakfast bar with space for three seats. Double bowl white sink with mixer tap. Limed wood effect roll top working surfaces. Space for Range style cooker with a splashback and an extractor fan over. Integrated fridge/freezer, bin and dishwasher. Attractive herringbone wood effect flooring. Contemporary style vertically mounted radiator. Dimmer switches. Matching utility cupboard with space and plumbing for washing machine and housing Vaillant boiler. Further larder cupboards with shelves. Down lights. HIVE heating control unit. Double glazed skylight window. Southerly aspect double glazed window with fitted blind. Double opening French doors to a westerly aspect rear garden.

Cloak Room

Coving. Radiator. Tiled floor. Low level flush WC. Fitted corner basin with mixer tap and tiled splashback.

First Floor Landing

Stairs leading up. Loft hatch.

Bedroom One 15'2 x 9'9 (4.62m x 2.97m)

Attractive cast iron fire surround with tiled insert. Double glazed bay window to front. Coving. Radiator. Exposed wood flooring.

Bedroom Two 12'9 x 9'8 (3.89m x 2.95m)

Double glazed window with view of rear garden. Exposed wood flooring. Radiator.

Bedroom Three 8'7 x 5'8 (2.62m x 1.73m)

Double glazed window to front. Exposed wood flooring. Radiator.

Bathroom

'P' shaped bath with mixer tap and shower attachment. Low level flush WC. Frosted double glazed window. Pedestal wash hand basin. Heated towel rail. Down lights. Extractor fan. Metro brick tiling.

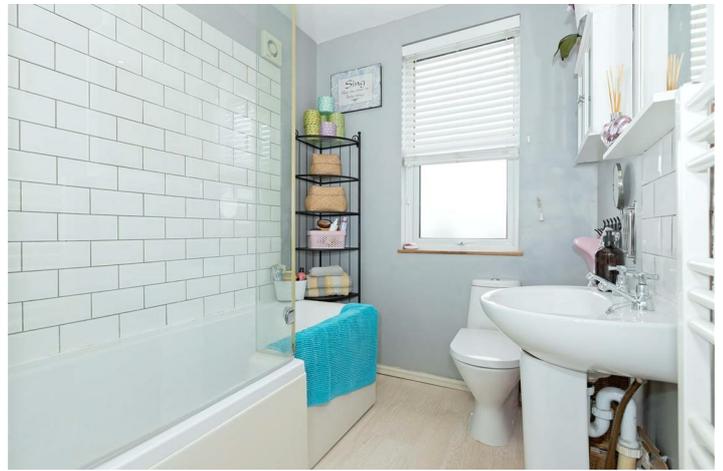
Rear Garden

Attractive rear garden with westerly aspect. Tiled patio area. Fence and wall enclosed. Sleeper enclosed flower beds. Compost heap. Timber built shed with window. Gate for side access. Outside power point. Storage cupboard.

Front Garden

Timber built storage unit. Off-road parking space with gravel area. Sleeper enclosed flower beds. Electric Charge DEV charging point.





Floorplan



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	

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