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## Description

We are delighted to offer to the market this beautifully presented family home ideally situated in this popular West Worthing location, just yards from the mainline station and close to local shops, schools, parks, and bus routes. Accommodation comprises an entrance hallway, a spacious lounge/diner, a modern kitchen, two good-sized bedrooms, and a family bathroom. Other benefits include an enclosed south facing rear garden, gas fired central heating, double glazing throughout and being CHAIN FREE.

## Key Features

- Terraced Family Home
- Modern Kitchen
- South Facing Garden
- CHAIN FREE
- Two Bedrooms
- Spacious Lounge/Diner
- Council Tax Band - B
- EPC Rating - C





UPVC double glazed door leading into:

#### **Entrance Hallway**

Glass window and door enclosed. Door to:

#### **Lounge/Diner**

Double glazed window to front aspect. Radiator. Coving. Downlights. Wall mounted thermostat. TV and telephone point.

#### **Kitchen**

White high gloss wall and base units. Roll top working surface incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and electric hob with extractor fan above. Radiator. Dual aspect double glazed windows. Double glazed door leading to south facing rear garden. Tiled floor.

Stainless steel splashback. Space for white goods.

#### **Bedroom One**

Two double glazed windows. Radiator. Downlights. Coving.

#### **Bedroom One**

Double glazed window. Coving. Radiator. Downlight.

#### **Bathroom**

Frosted double glazed window. Panel enclosed bath with wall mounted shower and controls. Pedestal wash hand basin with mixer tap and mirror above. Low level flush WC. Corner cupboard.

#### **Garden**

South facing rear garden with hexagon laid patio. Lawn area. Raised flower beds.



## Floor Plan Becket Road



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	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		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.

Robert  
Luff & Co