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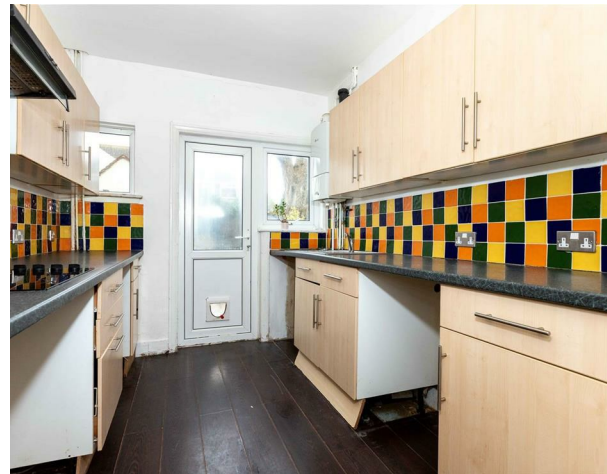
## Description

\*\* Guide Price £425,000 - £450,000 \*\*

We are delighted to offer this well presented four bedroom family home situated in this popular part of East Worthing, just yards from the seafront. The property offers spacious and versatile accommodation arranged over three floors, together with a good size rear garden and off road parking for two vehicles. Ideally positioned close to local amenities and transport links, this is a fantastic opportunity for families seeking coastal living.

## Key Features

- Well presented four bedroom family home
- Popular East Worthing location just yards from the seafront
- Accommodation arranged over three floors
- Through lounge dining room with bay window and garden access
- Fitted kitchen with integrated oven and hob
- Three first floor bedrooms and family bathroom
- Second floor principal bedroom with en suite WC
- Good size rear garden with patio and storage sheds
- Off road parking for two vehicles
- Council Tax Band C | EPC Rating D



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### **Entrance Porch**

Door to porch.

### **Entrance Hall**

Door to porch, radiator, understairs cupboard.

### **Kitchen**

Radiator, integrated electric oven and integrated electric hob, fitted with range of wall and base units, sink with drainer, wall mounted combination boiler, space and plumbing for washing machine and dishwasher, and tiled splashback.

### **Lounge/Diner**

Double glazed sliding doors to rear garden, double glazed bay window to front, two radiators, and gas fireplace.

### **First Floor Landing**

#### **Bedroom Two**

Double glazed bay window to front and radiator.

#### **Bedroom Three**

Double glazed window to rear and radiator.

#### **Bedroom Four**

Double glazed bay window to front and radiator.

### **Bathroom**

Walk-in shower cubicle, wash hand basin set in vanity unit, dual button WC, single pedestal wash hand basin, panel enclosed bath, tiled walls and floor, two double glazed frosted windows to rear and towel rail.

Stairs to second floor.

#### **Bedroom One**

Two double glazed Velux windows to rear, radiator, and fitted cupboards.

#### **En Suite WC**

Low level WC and wall mounted wash hand basin.

#### **Rear Garden**

Fence enclosed, laid to lawn and patio with storage sheds.

#### **Driveway**

Parking for two vehicles.



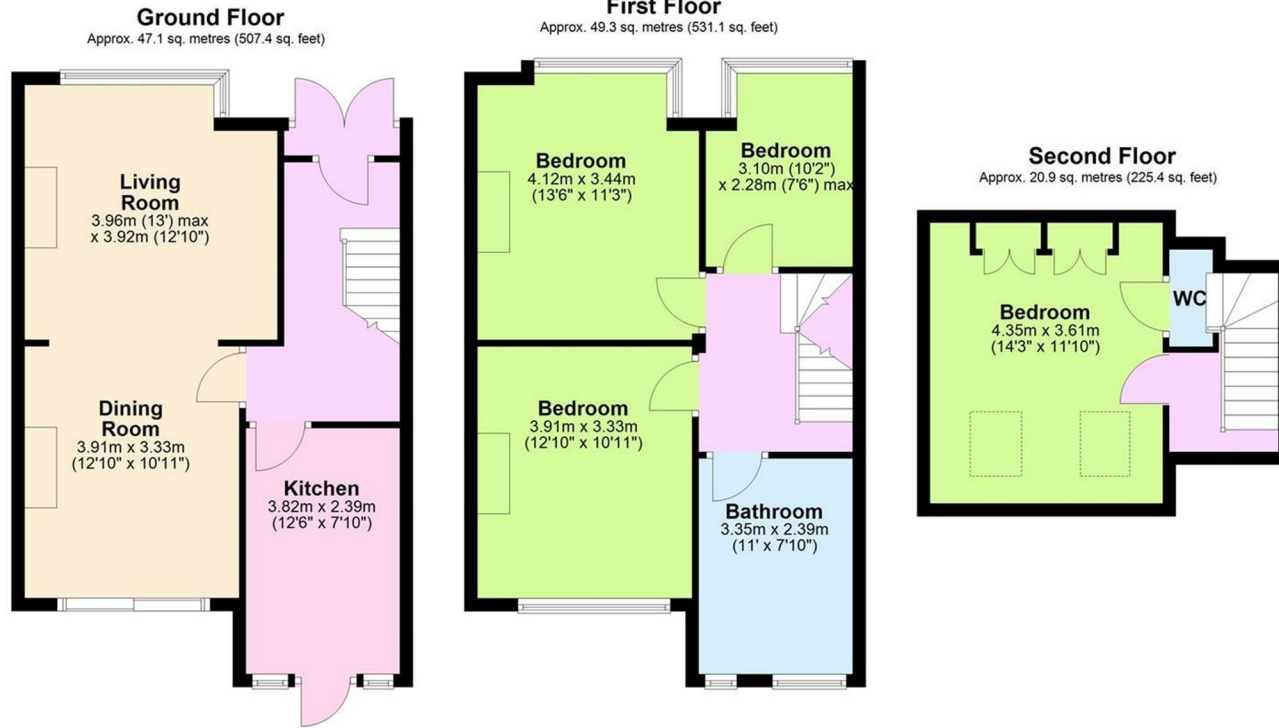


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# Floor Plan Thalassa Road



Total area: approx. 117.4 sq. metres (1264.0 sq. feet)



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

Energy Efficiency Rating: 56  
Environmental Impact (CO<sub>2</sub>) Rating: 79

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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