



Offers Over
£400,000
Freehold

Western Row, Worthing

- Period Style Cottage
- Cul-De-Sac Location
- Array Of Period Features
- Beautiful Family Bathroom
- Off-Road Parking/
Courtyard Area
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen
- EPC Rating - E
- Council Tax Band - C

We are delighted to offer to the market this charming and well-positioned period-style cottage, ideally situated in the heart of Worthing town centre in one of the most popular cul-de-sac locations, just a stone's throw away from the seafront and close to local shops, schools, parks, bus routes, and the mainline station. This delightful property boasts a blend of modern comfort and traditional charm, making it an ideal home for those looking to enjoy the best of coastal living. The property offers a spacious lounge/diner, a modern kitchen, two double bedrooms, and a spacious and modern family bathroom. Other benefits include an array of period features and a unique outdoor space that currently serves as a parking area, but this versatile space can easily be transformed into a charming courtyard.

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Accommodation

Glazed stable style door to:

Lounge 24'2" x 13'1" (7.37 x 4.01)

Two period bar radiators. Dual aspect period style windows. Dimmer switch. TV point. Understairs recess. Storage cupboard housing gas meters.

Kitchen 10'9" x 7'9" (3.30 x 2.37)

Range of high gloss fitted units. Roll top working surfaces incorporating a black contemporary style sink with mixer tap. Belling Range cooker with gas. Tiled splashbacks. Integrated dishwasher and fridge/freezer. Down lights. Westerly aspect double glazed window. Tiled floor. Period style bar radiator. Stable style door to courtyard area.

First Floor Landing

Stairs to first floor. Frosted double glazed window. Loft hatch. Period style radiator.

Bedroom One 13'0" x 11'5" (3.97 x 3.49)

Period bar style radiator. Double glazed window to front. Down lights. Strip wood door. Dimmer switch.

Bedroom Two 11'10" x 7'8" (3.62 x 2.35)

Period style radiator. Sash cord window. Strip wood door.

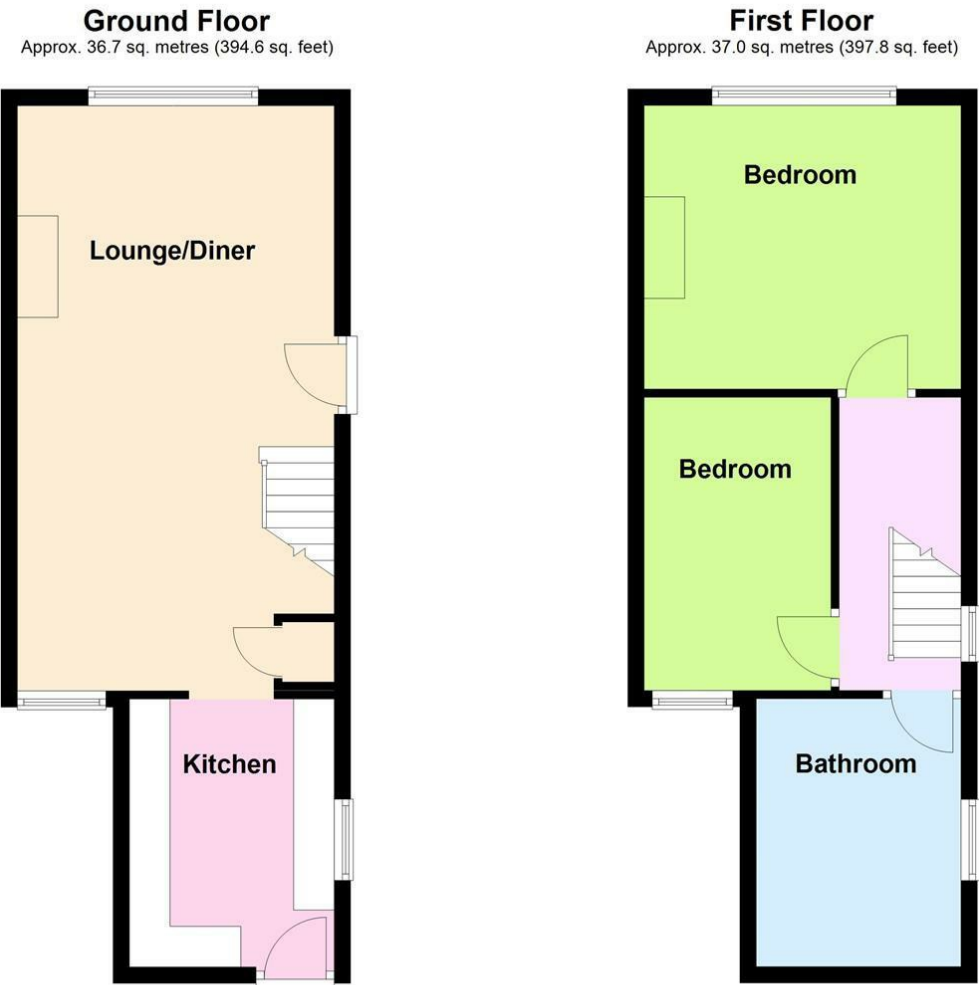
Bathroom

Bath with mixer tap and shower attachment. Fitted walk in shower with glass screen, rainfall head, and separate attachment. Low level flush WC. Basin with mixer tap and drawers under. Tiled walls and floor. Double glazed window. Strip wood door.

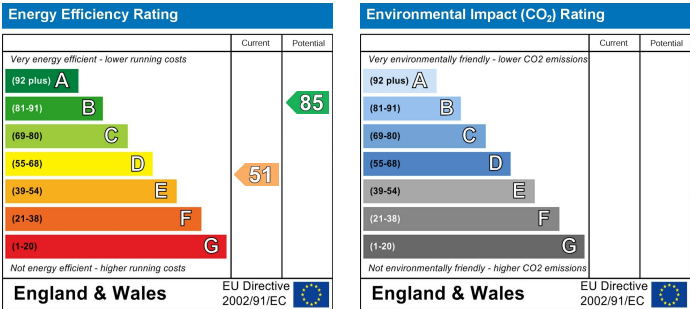
Courtyard Area

Currently used as off-road parking.





Total area: approx. 73.6 sq. metres (792.4 sq. feet)



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.