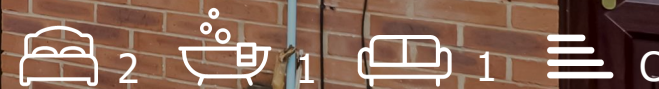


36 Pilgrims Walk

, Worthing, BN13 1RJ

Guide price £300,000

Freehold Council Tax Band C



We are pleased to offer an exciting opportunity to get onto the property ladder with this well presented terraced home, conveniently located within the popular area of Tarring.

The accommodation comprises an entrance hall leading into a modern fitted kitchen, featuring a range of base and eye level units together with integrated appliances. To the rear is a spacious lounge/diner with sliding doors opening into the conservatory, creating a useful additional reception space.

To the first floor, there are two double bedrooms, both benefiting from fitted wardrobes, along with a modern shower room.

Externally, there is an allocated parking space immediately in front of the property. To the rear is a private west facing garden, predominantly laid to lawn and benefiting from a garden shed and useful rear access.

Further benefits include gas-fired central heating, double glazing and the property is presented in good decorative order throughout.

Located in Pilgrims Walk, the property is ideally positioned for West Worthing Station, which is less than a third of a mile away. Local shops and bus services are also nearby, while Worthing Town Centre, with its comprehensive range of shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities, is approximately one and a half miles away.

The property is also within the Thomas A' Becket Infant School and Thomas A' Becket Junior School catchment areas, making this an appealing option for families.

Entrance Hall





Modern Fitted Kitchen
11'8 x 5'11 (3.56m x 1.80m)

Lounge/Diner
13'2 x 11'10 (4.01m x 3.61m)

Conservatory
8'11 x 8'7 (2.72m x 2.62m)

Bedroom One With Fitted
Wardrobe
11'10 x 9'9 (3.61m x 2.97m)

Bedroom Two With Fitted
Wardrobe
11'10 x 9'1 (3.61m x 2.77m)

Shower Room

West Facing Garden

Allocated Parking Space



Floor Plan



Viewing

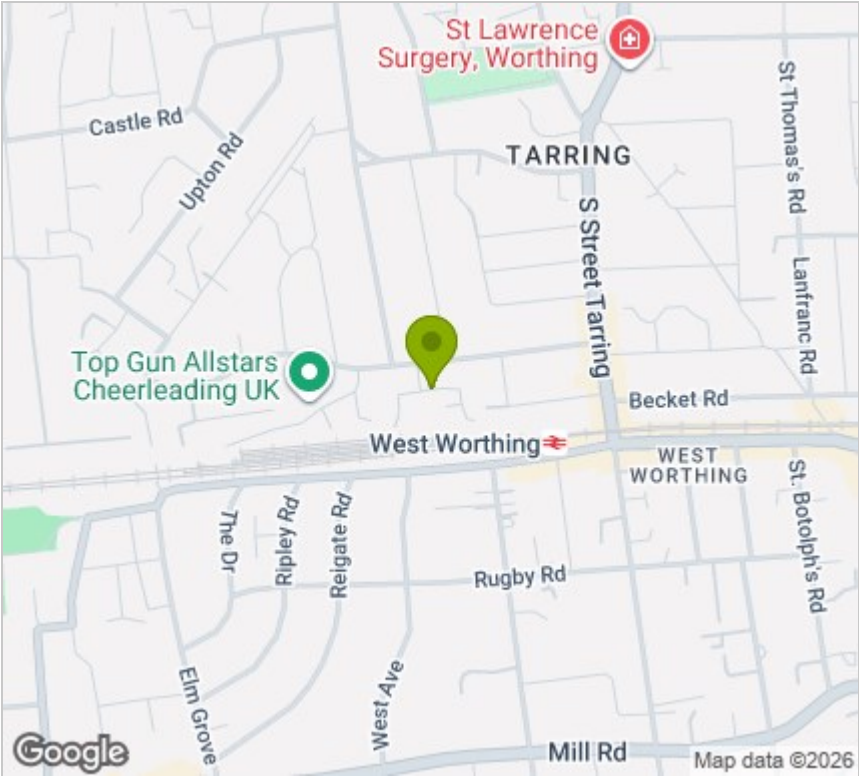
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

