

44 St. Elmo Road, Worthing, BN14 7EH Guide Price £325,000









We are delighted to offer for sale this deceptively spacious three bedroom terraced Victorian style home with the added benefit of no on-going chain.

In brief the property consists of a separate bay fronted lounge area, spacious dining room to the rear & a modern fitted kitchen we leads out to the low maintenance rear garden, on the first floor you have three well appointed bedrooms & a family bathroom.

The property benefits from off street parking on the front for two vehicles, the rear garden is low maintenance & has an outside store & WC, the property also has No On-Going Chain.

Call now to avoid disappointment!



- No Chain
- Three Bedrooms
- Mid-Terraced Bay Fronted Victorian House
- Off Street Parking For Two
- · Low Maintainance Rear Garden
- Potential To Extend (STNPC)
- Separate Reception Rooms
- Modern Fitted Kitchen
- Fitted Family Bathroom
- · Some Modernisation Required







#### **Entrance Hallway**

4.27m x 1.80m (14 x 5'11)

Private double glazed front door, carpeted floor, stairs to first floor landing, radiator, access to understairs storage cupboard, textured ceiling with coving, smoke detector.

### **Bay Fronted Lounge**

3.99m x 3.68m (13'1 x 12'1)

Carpeted floor, double glazed bay window, single radiator, textured & coved ceiling.

# Separate Dining Room

3.96m x 3.33m (13 x 10'11)

Carpeted floor, single radiator, double glazed window, fitted storage cupboard with recessed shelving, textured & coved ceiling.

### Modern Fitted Kitchen

3.05m x 2.11m (10 x 6'11)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, space for fridge freezer, space for oven / cooker, double glazed window, double glazed door leading to rear garden, single drainer sink unit, single radiator, skimmed ceiling.

### First Floor Landing

3.12m x 2.18m (10'3 x 7'2)

Carpeted floor, loft hatch access, fitted overstairs storage cupboard with recessed shelving, textured ceiling with coving, smoke detector.

# Bay Fronted Bedroom One

3.99m x 3.30m (13'1 x 10'10)

Carpeted floor, double glazed window, single radiator, textured ceiling with coving.

### **Bedroom Two**

3.89m x 3.71m (12'9 x 12'2)

Carpeted floor, double glazed window, single radiator, textured ceiling with coving, fitted storage cupboard housing Baxi combination boiler.

### **Bedroom Three**

2.16m x 2.11m (7'1 x 6'11)

Carpeted floor, double glazed window, single radiator.

# Family Bathroom

1.80m x 1.78m (5'11 x 5'10)

Vinyl flooring, low flush WC, pedestal hand wash basin, panel enclosed bath with shower attachment above, double glazed window, textured & coved ceiling, obscured glass window.

# Externally

#### Front Garden

Mainly laid to block paved off street parking for approximately two vehicles.

#### Rear Garden

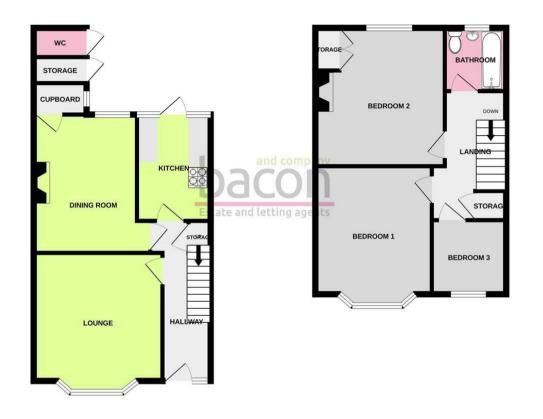
Patio area stepping onto large lawned area, greenhouse, timber built storage shed, outside storage cupboard, outside WC, fence enclosed.

### Council Tax

Band C

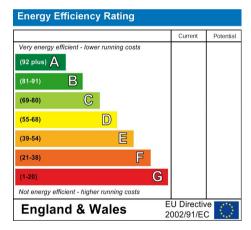


GROUND FLOOR 1ST FLOOR



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