49 King Street, Worthing, BN14 7BN

Guide Price £450,000

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A three bedroom period terraced house situated within the sought after catchment of Broadwater, close to local shops, schools and Central Worthing mainline station. The property is presented to a high standard throughout consisting of an entrance hall, lounge, dining room, open plan kitchen/breakfast room, first floor landing, three bedrooms, bathroom/w.c, front and rear gardens.

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- Period Terraced House
- Three Bedrooms
- Favoured Broadwater Catchment
- Open Plan Kitchen/Breakfast Rm
- Double Glazed Windows
- Gas Central Heating
- West Facing Rear Garden
- Viewing Essential

Reception Hall
3.53m x 0.91m (11'7 x 3'0)
Accessed via a composite front door. Feature radiator. Dado rail. Engineered wood flooring. Staircase to first floor landing. Opening to dining room.

Lounge
4.55m into bay x 3.20m (14'11 into bay x 10'6)
East aspect via a double glazed bay window with fitted shutters. Cast iron open fireplace. Fitted storage cupboard and display shelving to either side of chimney breast. Radiators within bay. Engineered wood flooring. Dimmer switch. Levelled and coved ceiling with ceiling rose. Opening to dining room.

Dining Room
4.37m x 3.20m (14'4 x 10'6)
West aspect double glazed window. Fitted display shelving to side of chimney breast. Radiator. Engineered wood flooring. Understairs storage cupboard. Levelled ceiling with ceiling rose.

Kitchen/Breakfast Room
6.71m x 2.87m (22'0 x 9'5)
Fitted suite comprising of a double sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring gas hob with fitted oven and grill below. Space for American design fridge/freezer. Space for washing machine, tumble dryer and dishwasher. Cupboard housing the home's wall mounted central heating boiler. Understairs storage cupboard. Space for dining table and chairs. Levelled ceiling with two ceiling light points. Wood effect LVT flooring. Two South aspect double glazed windows. West aspect double glazed French doors to the rear garden.

First Floor Landing
6.91m x 1.60m (22'8 x 5'3)
Split level landing. Dado rail. Fitted in storage cupboard. Access to loft space. Doors to all first floor rooms.

Bedroom One
4.55m into bay x 3.94m (14'11 into bay x 12'11)
East aspect via a double glazed bay window with fitted shutters. Cast iron fireplace. Radiator. Two fitted bedroom wardrobes. Textured ceiling.

Bedroom Two
3.40m x 2.51m (11'2 x 8'3)
East aspect via a double glazed bay window. Cast iron fireplace. Radiator. Textured ceiling.

Bedroom Three
3.38m x 2.82m (11'1 x 9'3)
West aspect double glazed window. Radiator. Picture rail. Levelled ceiling.

Bathroom/W.C
3.30m x 1.85m (10'10 x 6'1)
Fitted suite comprising of a claw foot roll top bath having mixer taps with shower attachment. Step in shower cubicle with shower head and shower unit. Wall mounted wash hand basin. Push button w.c. Wood effect vinyl flooring. Chrome ladder design radiator. Part tiled walls. Levelled ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden
Decorative front garden with a pathway to the home's front door.

Rear Garden
West aspect and a further feature of the home. The first area of garden is paved to the rear of the home and offers space for garden table and chairs. This leads to an area laid to lawn with flower and shrub beds. Additional paved patio area. Rear pedestrian gate.

Council Tax
Council Tax Band C

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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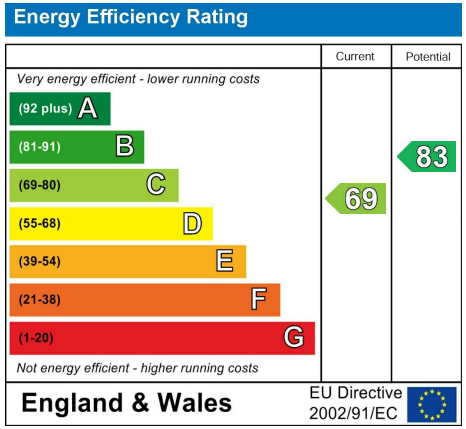

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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