



6 Sompting Road, Worthing, BN14 9EP  
Guide Price £300,000

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Welcome to this charming terraced house located on Sompting Road in the desirable area of Broadwater, Worthing, West Sussex.

This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a prime location, this home is close to local amenities, making everyday tasks a breeze. Whether you need to pop to the shops, grab a coffee, or enjoy a meal out, everything you need is just a stone's throw away.

- No On Ward Chain
- Two Double Bedrooms
- Terraced Period Property
- Close To Local Amenities
- Potential To Modernise
- Two Reception Rooms
- Modern Fitted Kitchen
- Good School Catchment Area



### Entrance Hallway

4.22m x 0.89m (13'10 x 2'11)

Wooden front door, carpeted floor, single radiator, stairs to first floor, dado rail, smoke detector, skimmed ceiling with single light fitting.

### Separate Lounge

3.66m x 3.30m (12 x 10'10)

Carpeted floor, single radiator, PVCU double glazed window, television point, various power points, built in recessed shelving, fireplace, skimmed ceiling with single light fitting.

### Dining Room

3.48m x 3.40m (11'5 x 11'2)

Carpeted floor, open fireplace, built in storage cupboard, single radiator, PVCU double glazed window, skimmed ceiling with single light fitting, access to understairs storage cupboard housing gas and electric meters.

### Modern Fitted Kitchen

3.48m x 2.57m (11'5 x 8'5)

Vinyl flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high gloss finish, space for washing machine, cooker & fridge freezer, inset stainless steel sink unit with mixer tap, tiled splashback, PVCU double glazed window, wooden door to rear garden, skimmed ceiling with single light fitting, various power points.



### First Floor Landing

4.50m x 1.60m (14'9 x 5'3)

Carpeted floor, various power points, loft hatch access, single radiator, skimmed ceiling with single light fitting.

### Bedroom One

4.32m x 3.66m (14'2 x 12)

Carpeted floor, various power points, television point, single radiator, PVCU double glazed window, textured ceiling with single light fitting, feature fireplace, built in storage cupboard.

### Bedroom Two

3.40m x 2.59m (11'2 x 8'6)

Carpeted floor, single radiator, PVCU double glazed window, various power points, skimmed ceiling with single light fitting.

### Family Bathroom

2.67m x 2.46m (8'9 x 8'1)

Vinyl floor, panel enclosed bath with shower attachment, low flush WC, pedestal hand wash basin with hot & cold tap, part tiled walls, PVCU double glazed obscured glass window, wall mounted electric heater, chrome ladder style heated towel rail, fitted storage cupboard housing Baxi combination boiler, skimmed ceiling with single light fitting.

### Externally



### Front Garden

Mainly laid to mature flower and shrub borders, pathway leading to front door, dwarf wall enclosed.

### Rear Garden

Patio area stepping onto large soil area, fence enclosed, gated right of way.

### Council Tax

Band B

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency is given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 confirm their condition or working order.



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