



54 Park Road, Worthing, BN11 2AS
Guide Price £275,000

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A charming one bedroom cottage with wealth of character being perfectly placed within walking distance of Worthing Town Centre, the seafront and the delightful Beach House Park and Gardens. The accommodation comprises lounge with open brick fireplace, kitchen, contemporary sun room, landing, double bedroom and bathroom/wc. Externally there is a secluded rear garden with pedestrian rear access.

- Worthing Town Centre
- One Double Bedroom
- Rear Garden
- Extended Sun Room
- Popular Fisherman Style Cottage
- Close to Shops, Seafront and Ammenties
- Living Room with Open Fireplace
- Kitchen
- Original Features





UPVC front door to:

Living Room

Timber parquet flooring. Brick built open and working fireplace with hearth. Exposed timber beam. Solid timber door to:

Kitchen

Roll edge work surface having inset single draining stainless steel sink with swan neck mixer tap. Four ring 'Lamona' electric hob with extractor cooker hood over. Fitted fan oven. Matching range of cupboards and eye level wall units. Recessed larder cupboard with shelving. Tiled floor. Double glazed window.

Extended Sun Room

Tiled floor. Double glazed pitch skylight. Double glazed window and door to Rear Garden. Inset

ceiling spotlighting. Space and plumbing for washing machine and dishwasher. Space for fridge freezer.

Stairs from living room to:

Landing

Access to loft via hatch. Double glazed window.

Bedroom

Double glazed window to front. Built in double wardrobe with shelving and hanging rail. Further recessed storage cupboard over stair bulkhead.

Bathroom/wc

White suite comprising panelled bath with mixer tap and tiled surround. Vanity unit with cupboard below, wash hand basin and mixer tap. Concealed cistern wc. Double glazed window. Mirrored medicine cupboard. Electric ladder style towel radiator.

Outside

Rear Garden

Six foot fence surround. Paved for ease and maintenance. Borders or shrubs, small trees and bushes. Access via rear gate.

Front Garden

Hard standing for ease and maintenance.

Required Information.

Tenure: Freehold

Council tax band: TBC

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.

1ST FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.2 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	40	81
(81-91) B		
(69-80) C		
(55-68) D		
(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



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