



52 Upper High Street, Worthing, BN11 1DR
Guide Price £325,000



A two bedroom end terraced house situated on the border of Worthing Town centre and so in close proximity to the mainline railway station and all of the shops, restaurants and theatres that Worthing has to offer. The accommodation consists of an open plan lounge/dining room, kitchen/breakfast room, first floor landing, two bedrooms, bathroom/w.c, loft, front and rear gardens.

- End Terraced House
- Two Double Bedrooms
- 16' x 13' Lounge
- Fitted Kitchen & Bathroom
- Enclosed Garden
- Central Location
- Redecorated Throughout
- No Onward Chain





Lounge/Dining Room

4.93m x 4.06m (16'2 x 13'4)

Accessed via a composite front door. West aspect double glazed bay window. Radiator. Picture rail. Central heating thermostat. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard. Door to kitchen.

Kitchen

4.06m x 3.20m (13'4 x 10'6)

Fitted suite comprising of a single drainer 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 hob with extractor hood over and fitted oven and grill below. Space for further appliances. Wall mounted central heating boiler. Levelled ceiling



with spotlights. East aspect double glazed window. Double glazed door to rear garden.

First Floor Landing

4.06m x 1.70m (13'4 x 5'7)

Radiator. Picture rail. Levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.06m x 3.96m (13'4 x 13'0)

West aspect via a double glazed bay window with additional double glazed window to side. Radiator. Levelled ceiling.

Bedroom Two

2.59m x 2.36m (8'6 x 7'9)

East aspect double glazed window. Radiator. Picture rail. Levelled ceiling.



Bathroom/W.C

2.36m x 1.35m (7'9 x 4'5)

Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Part tiled walls. Tile effect flooring. Levelled ceiling with extractor fan. Obscure glass double glazed window.

Front Garden

Paved front garden with shingle bed. Gated entrance.

Rear Garden

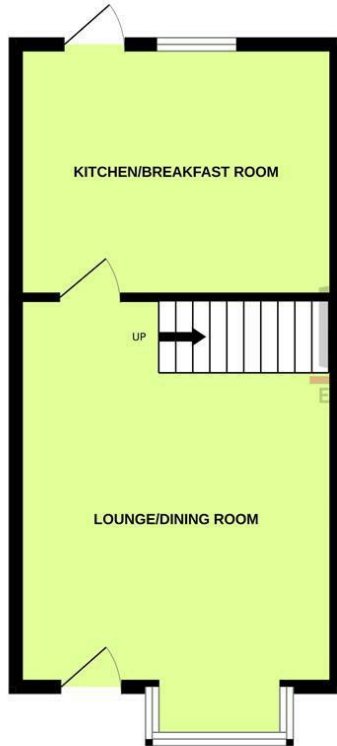
Hardstanding to the rear of the home with an outside wall light and water tap. The majority of area is then laid to artificial lawn with a paved patio area to the rear of the garden.

Council Tax

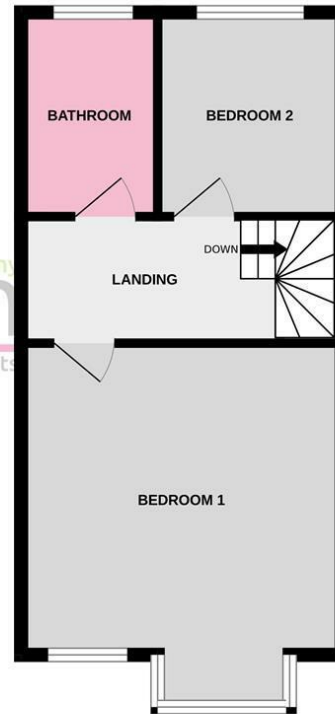
Council Tax Band C



GROUND FLOOR



1ST FLOOR



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		
(81-91) B		88
(69-80) C	75	
(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 confirm their condition or working order.



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