



24 Milton Street, Worthing, BN11 3NE

Asking Price £450,000





Bacon and Company are delighted to offer this spacious three double bedroom terraced home conveniently located in the heart of Worthing Town centre. The accommodation comprises of an entrance hall, lounge/dining room, kitchen/dining room, ground floor cloakroom, split level first floor landing, three double bedrooms, family bathroom/WC, front and rear gardens with potential for off road parking to the rear.

- Period Property
- Beautifully Presented Throughout
- Three Bedrooms
- Convenient Town/Seafront Location
- Kitchen/Diner
- Downstairs Cloakroom
- Low Maintenance Garden
- Viewing Highly Recommended









### Entrance Hall

Staircase to first floor with understairs storage cupboard, radiator.

### Ground Floor Cloakroom

Tiled flooring, low level flush WC, wall mounted wash hand basin.

### Lounge

6.27 x 3.99 narr to 3.66 (20'6" x 13'1" narr to 12'0")

Sash window to front, feature fireplace with inset log burner, shelving and storage cupboards either side, coved ceiling, sash window to rear, two radiators

### Kitchen/Diner

5.82 x 2.87 (19'1" x 9'4")

Double aspect windows to side and rear, part

glazed door to rear garden, tiled flooring, space for table and chairs, levelled ceiling with inset lighting. Excellent range of worktop surfaces with cupboards and drawers under incorporating a one and half bowl sink unit and five ring gas hob, split level oven, space used for dishwasher, fridge freezer and washing machine, understairs storage cupboard, range of matching wall cupboards

### First Floor Landing

Access to loft space.

### Master Bedroom

4.19 x 3.28 (13'8" x 10'9")

Sash window to front, two large fitted wardrobes, levelled ceiling.

### Bedroom Two

3.30 x 2.84 (10'9" x 9'3")

Radiator, window to rear, levelled ceiling.

### Bedroom Three

3.48 x 2.87 (11'5" x 9'4")

Radiator, double aspect sash windows, levelled ceiling

### Bathroom/Wc

2.59 x 1.57 (8'5" x 5'1")

Suite comprising panelled bath with independent shower unit and guard, low level flush WC, pedestal wash hand basin, tiled flooring and walls, heated towel rail, medicine cabinet, levelled ceiling with inset lighting

### Rear Garden

Beautifully presented rear garden offering artificial grass area. Two patioed areas perfect for seating. Gate providing rear access.







Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

