



6 Wenban Road, Worthing, BN11 1HY  
Asking Price £400,000

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We are delighted to bring to the market this beautifully presented period property. Internally the property briefly comprises; open plan lounge/dining room, sizable modern kitchen with access to rear garden. Upstairs you are presented with three bedrooms and a contemporary family bathroom. Externally you have a wonderfully maintained rear garden with a further private front courtyard. This property is being offer chain free and viewing is highly recommended to appreciate the overall condition of this home.

- Period Property
- Three Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Town Centre Location
- Private Rear Garden
- Contemporary Bathroom
- Chain Free





### Entrance Hall

Floorboards throughout. Radiator. Access to under-stair cupboard.

### Kitchen

5.6 x 2.3 (18'4" x 7'6")

A modern fitted kitchen briefly comprising; Roll edge work surfaces. A range of fitted wall and base units. Half tiled walls. Intergrated appliances for including four ring ?? induction hob with extractor hood above. Electric oven. Stainless steel sink with drainer. Space for further appliances. Two double glazed windows. Double glazed French doors leading to rear garden.

### Dining room

2.9 x 3.6 (9'6" x 11'9")

Floorboards throughout. Radiator. Double glazed window.



### Living room

4.4 x 3.5 (14'5" x 11'5")

Floorboards throughout. Radiator. Feature bay with double glazed window. Original fireplace.

### Stairs Leading to;

### First Floor Landing

### Bedroom One

4.7 x 4.5 (15'5" x 14'9")

Carpeted throughout. Feature bay with double glazed window. Exposed brick fireplace. Radiator

### Bedroom Two

3.6 x 3 (11'9" x 9'10")

Carpeted throughout. Radiator. Double glazed window. Original fireplace.



### Bedroom Three

2.6 x 2.3 (8'6" x 7'6")

Carpeted throughout. Radiator. Double glazed window.

### Bathroom

Tiled flooring throughout. Half tiled walls. Panelled bath. Low level Wc with matching vanity wash hand basin. Shower with glass screen protect. Frosted double glazed window.

### Outside

### Rear Garden

A beautifully presented private rear garden. Laid to stone with a raised lawn area. Further raised flower bed borders. Rear access.

### Front Garden

Tiled pathway leading to front door. Raised area laid to stone.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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