



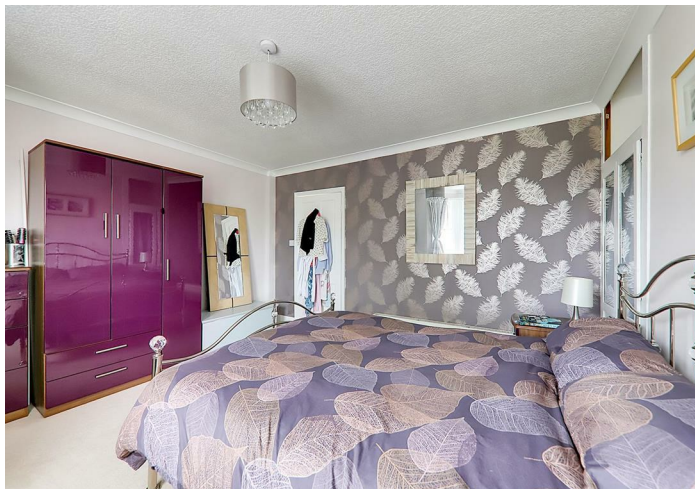
116 Sea Place, Worthing, BN12 4BH
Guide Price £425,000



Offers invited between £425,000 and £435,000. We are delighted to offer for sale this Victorian mid terrace house having the benefit of gas fired central heating, double glazed windows and a very useful good size boarded loft with a paddle staircase from the first floor landing with two velux windows. Viewing is highly recommended to appreciate the overall size and condition of this property.

- Period Property
- Vendor Suited
- Two Double Bedrooms
- Further Loft Space
- Conservatory
- Sizable Bathroom
- Double Glazed Throughout
- Viewing Highly Recommended





Front door opening to:

Entrance Porch

Lounge / Dining Room

7.67m x 4.32m (25'2 x 14'2)

Floorboards throughout. Two double glazed windows. Two radiators. Fireplace with gas fire. Door providing access to storage cupboard housing RCD unit. Door providing access to under stair cupboard.

Kitchen

3.51m x 2.67m (11'6 x 8'9)

Tiled flooring throughout. A fully fitted kitchen briefly comprising; roll edge work surfaces. Fully integrated appliances including, dishwasher, washing machine and dishwasher, oven with four ring gas hob above. Fridge/freezer and inset butler style sink. Two double glazed windows. Spotlights throughout. Double glazed sliding doors leading to;

Conservatory

3.12m x 3.12m (10'3 x 10'3)

Tiled flooring throughout. Radiator. Double glazed French doors leading to rear garden. Cat flap.

First Floor Landing

Carpeted throughout. Spotlights.

Bedroom One

14'2 x 13'2 (45'11" x 42'7" x 42'7" x 42'7")

Carpeted throughout. Radiator. Double glazed window. Two built in double wardrobes.

Bedroom Two

11'2 x 8'8 (36'1" x 26'2" x 26'2")

Carpeted throughout. Double glazed window. Radiator. Built in double wardrobe.

Bathroom

Fully fitted bathroom with inset sink unit. Matching low level Wc. Panelled bath. Shower cubicle with glass sliding door. Frosted double glazed window. Spotlights throughout.

Loft Space

3.84m x 3.53m (12'7 x 11'7)

Carpeted throughout. Radiator. Two doors providing access to eaves storage. Two velux windows.

Front Garden

Enclosed by low wall with pathway to front door.

Rear Garden

Required Information

Council tax band: C

Draft version: 1

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 confirm their condition or working order.

