



67 Elm Grove, Worthing, BN11 5LH

Price Guide £340,000



Well presented end of terrace period property with three bedrooms, conveniently located close to local shops, schools, bus routes and West Worthing train station. The accommodation briefly comprises; entrance hallway, bay fronted living room, extended kitchen/family room, downstairs wc, utility room, upstairs; two double bedrooms with a further third bedroom and family bathroom. Externally the property has a beautifully landscaped, low maintenance west facing rear garden. Other benefits include double glazed windows and gas central heating.

- Three Bedroom Period Property
- End Of Terrace
- Extended
- Open Plan Kitchen/Family Room
- Downstairs WC
- Utility Room
- West Facing Rear Garden
- Close To Local Amenities





Front door Leading To;

Entrance Hall

Hard flooring. Pendant Light. Access to under stairs cupboard.

Living Room

4.09 x 3.23 (13'5" x 10'7")
East facing. Bay window. Pendant light.
Radiator. Satellite point.

Kitchen/Breakfast Area

5.54m x 5.00m max (18'2" x 16'4" max)
Range of base and matching wall mounted cabinets. Space for free standing fridge/freezer.
Double oven/grill. Electric hob with canopy extractor fan above. Integrated dishwasher.
Space for dining area. Rear extension provides space for a casual lounge area. Doors to;

Downstairs WC

Tiled floor. Wash hand basin. Pendant light.
Radiator. Extractor fan. Obscure double glazed window.

Utility Room

Space for under counter washing machine and tumble dryer. 'Worcester' combination boiler.
Pendant light.

Stairs To First Floor Landing

Picture rail. Carpet. Access to loft hatch.

Bedroom One

3.48 x 3.05 (11'5" x 10'0")
Double bedroom. Double glazed window.
Carpet. Radiator.

Bedroom Two

3.48 x 2.97 (11'5" x 9'8")
Double bedroom. Double glazed window. Carpet.
Radiator.

Bedroom Three

1.83 x 2.39 (6'0" x 7'10")
Carpet. Radiator. Pendant light.

Bathroom

1.83 x 2.01 (6'0" x 6'7")
Fully tiled bathroom. Radiator. Wc. Pedestal wash hand basin. Bath with glass shower screen. Electric shower on riser rail. Mirrored wall mounted vanity cabinet. Obscure double glazed window.

External

Garden

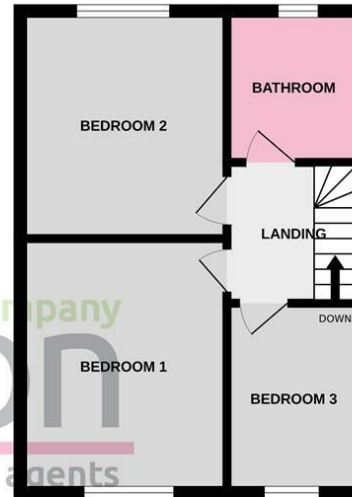
West facing garden. Decked area. Side gate. Shed.
Low maintenance artificial grass. Shingle boarders.



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		
(69-80) C	70	77
(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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