



6 Elizabeth Road, Worthing, BN11 4EF
Guide Price £595,000

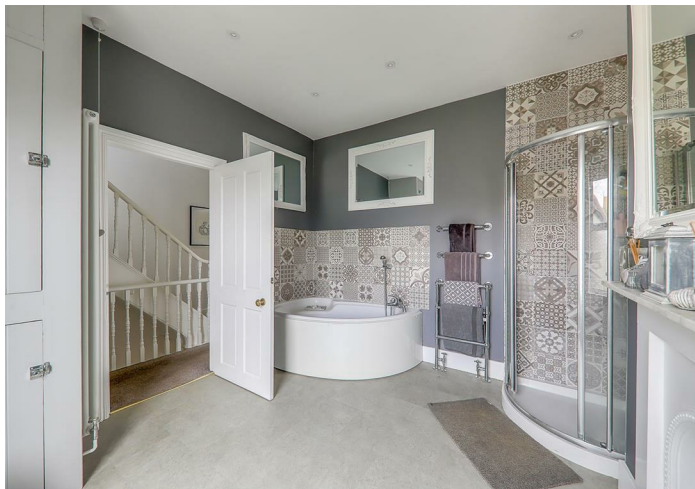
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We are delighted to bring to the market this beautifully presented period property in heart of Worthing town centre. Internally the accommodation briefly comprises; Downstairs you have open plan Lounge/diner, sizable Kitchen/Breakfast room with a modern fitted kitchen. Downstairs W/c. Upstairs which is laid over two floors you are presented with four ample bedrooms and a well proportioned bathroom. Externally you have a wonderfully secluded walled rear garden perfect for seating. To the front you have the benefits of a front garden. Viewing is highly recommended to appreciate the overall space and condition of this exceptional home.

- Period Property
- Four Bedrooms
- Open Plan Lounge/Diner
- Kitchen Breakfast Room
- Walled Rear Garden
- Town Centre Location
- Contemporary Bathroom
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Radiator. Door providing access to;

Downstairs Cloakroom

Low level Wc. Wash hand basin. Door providing access to storage cupboard. Extractor fan.

Living Room

4.2 x 3.7 (13'9" x 12'1")

Floorboards throughout. Feature bay with double glazed window. Fireplace with hearth surround. Radiator.

Dining Room

3.4 x 3.3 (11'1" x 10'9")

Floorboards throughout. Fireplace with hearth surround. Two radiators. Double glazed French doors leading to rear garden. Two built in floor to ceiling storage units.

Kitchen/Breakfast Room

5.6 x 2.9 (18'4" x 9'6")

Floorboards throughout. Two double glazed windows. Double glazed door providing access to rear garden. Radiator. A modern fitted kitchen briefly comprising; Roll edge work surfaces. A range of matching wall and base units. Part tiled walls. Integrated appliances including; dishwasher, washing machine, double oven and four ring gas hob with extractor



fan above. Insert stainless steel sink with drainer. Inset spotlighting.

Stairs Leading to;

First Floor Landing

Carpeted throughout. Door providing access to;

Bedroom One

4.4 x 5 (14'5" x 16'4")

Carpeted throughout. Fireplace with marble surround. Two radiators. Two double glazed windows.

Bedroom Two

5.9 x 3.1 (19'4" x 10'2")

Carpeted throughout. A range of built in wardrobes proving ample storage. Fireplace. Two double glazed windows. Radiator.

Bathroom

3.4 x 3.2 (11'1" x 10'5")

A sizeable fitted bathroom comprising; half frosted double glazed window. Vanity sink unit with storage below. Part tiled walls. Corner shower unit with glass screen protect. Heated towel rail. Corner bath unit with shower attachment. Built in storage unit with shelving. Low level Wc.



Separate Toilet

Low level Wc. Radiator. Obscured double glazed window. Extractor fan

Stairs leading to;

Second Floor Landing

Carpeted throughout. Double glazed window.

Bedroom Three

3.3 x 4.4 (10'9" x 14'5")

Carpeted throughout. A range of built in storage wardrobes. Two doors providing access to eaves storage. Two radiators. Fireplace. Double glazed window.

Bedroom Four

2.8 x 2.9 (9'2" x 9'6")

Carpeted throughout. Built in double wardrobe. Door providing access to eaves storage. Double glazed window. Fireplace.

Outside

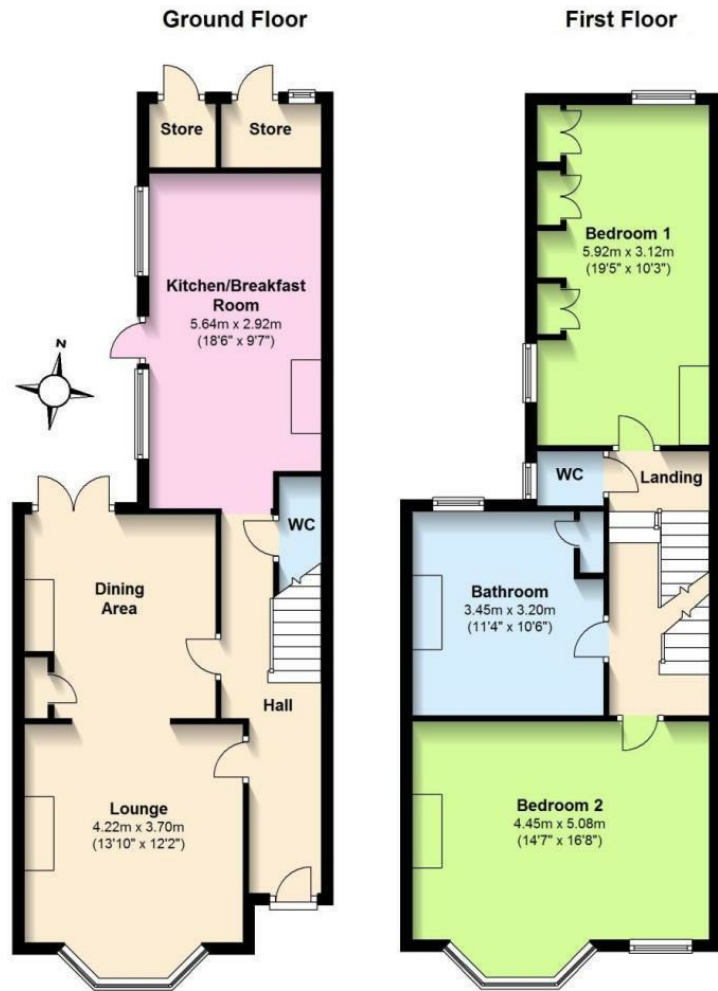
Front Garden

Raised area laid to slate shingle. With a range of mature shrub borders.

Rear Garden

A truly exceptional secluded garden. Laid to pave for a perfect low Maintenance space. Access to two outside storage units one of which housing combination boiler.






Total area: approx. 142.6 sq. metres (1535.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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 confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk