



31 Littlehampton Road, Worthing, BN13 1QJ

Price £325,000

and company  
**bacon**  
Estate and letting agents



An older style three bedroom terrace house situated in the sought-after Thomas A Becket location. This home is available chain free and although requires some work it benefits from character and features. The accommodation briefly comprises: entrance lobby, hall, lounge, dining room, breakfast room and kitchen. To the first floor there is a split level landing, three double bedrooms, bathroom and separate WC. Externally the property benefits from a South-facing rear garden with a covered area and brick built out house. \*\*\*Viewing is highly recommended\*\*\*

- Older Style Terrace House
- Three Bedrooms
- Three Reception Rooms
- South Rear Garden
- Chain Free
- Thomas A Becket
- Viewing Advised
- Close To Local Shops, Schools & Buses





Front door opening to

#### Entrance Lobby

Lobby

Dado and picture rail. Varnished exposed floorboards. Door to

#### Hall

Varnished exposed floorboards. Radiator. Staircase to the first floor. Picture rail. Understairs cupboard.

#### Lounge

4.17 x 3.74 (13'8" x 12'3")

Decorative fireplace with painted surround and mantle. Double glazed bay window. Decorative cornice and picture rail.

#### Dining Room

3.61 x 3.12 (11'10" x 10'2")

Varnished exposed floorboards. Fireplace surround. Double glazed window. Radiator.

#### Breakfast Room

3.18m x 3.66m (10'5" x 12')

Varnished exposed floorboards. Radiator. Ornamental opening in chimney breast. Understairs cupboard. Picture rail. Unused door to garden.

#### Kitchen

1.83m x 1.30m (6' x 4'3)

Radiator. Work surface. Sink. Cooker space. Part tiled walls. Double glazed window.

#### First Floor Landing

Split level. Fitted double cupboard. Painted exposed floorboards. Picture rail.

#### Bedroom One

4.75 x 4.17 (15'7" x 13'8")

Impressive fireplace. Double glazed bay window. Further double glazed window. Three radiators. Wall mounted central heating thermostat. Decorative coving and picture rail. Painted exposed floorboards.

#### Bedroom Two

3.56 x 3.12 (11'8" x 10'2")

Painted exposed floorboards. Picture rail. Double glazed window. Radiator. Feature fireplace.

#### Bedroom Three

3.99m max x 3.28m (13'1" max x 10'9")

Double glazed window. Radiator. Painted exposed floorboards. Wall mounted wash basin. Access hatch to loft space. Recessed shelved cupboard housing wall mounted boiler and hot water cylinder.

#### Bathroom

Bath and pedestal sink with decorative tiled splashback. Part tiled walls. Double glazed window. Radiator. Electric heated towel rail. Recessed shelving.

#### Separate Wc

Low-level flush WC. Part tiled walls. Double glazed window.

#### Outside

##### Covered Area & Brick Built Shed

Accessed from the kitchen and leads to the brick built outhouse. Opens to the rear garden.

##### Rear Garden

Mature garden with pathway leading to rear pedestrian access gate.

##### 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 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. Made with Metropack C2020.

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

