



Ethelwulf Road | Worthing | West Sussex | BN14 7NF  
Offers Over £440,000





We are pleased to be able to offer this beautifully presented three bedroom semi-detached house, lovingly restored with original features and a modern contemporary twist. 18ft open plan kitchen/diner with bi folds to South facing rear garden, good sized lounge, large master bedroom with bay window, further two bedrooms and bathroom with walk in shower also. Being sold chain free. Popular Thomas A 'Becket catchment area and short walk to railway station. CHAIN FREE



Property details: Ethelwulf Road | Worthing | West Sussex | BN14 7NF



## Key Features

- Semi Detached House
- Three Bedrooms
- Lounge with Bay Window
- Open Plan Modern Kitchen/Diner
- Modern Fitted Bathroom
- Beautifully Presented with Original Features
- Double Glazed Windows
- South Facing Rear Garden
- Close To Railway Station
- Chain Free



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

**ENTRANCE HALL** Dual aspect double glazed windows with original stained glass windows, wooden front door with stained glass, radiator, under stairs cupboard.

**LOUNGE** 13' 11" x 12' 10" (4.44m x 3.91m) Double glazed bay window, mantel surround, radiator.

**KITCHEN/DINER** 18' 8" x 15' 11" (5.66m x 4.85m) Beautiful open plan kitchen/diner with contemporary base units and quartz worktops, inset stainless steel sink and drainer with swan tap over, induction hob with extractor over, integral over, integrated dishwasher, space for fridge/freezer, washing machine and tumble dryer. Two upright radiators, double glazed window and double glazed side door leading to outside storage cupboard housing boiler. Double glazed bi-fold doors opening into South facing rear garden.

**FIRST FLOOR LANDING** Double glazed obscured glass window.

**BEDROOM ONE** 14' 6" x 11' 0" (4.44m x 3.35m) Double glazed bay window, radiator.

**BEDROOM TWO** 12' 3" x 10' 6" (3.78m x 3.23m) Double glazed window, radiator.

**BEDROOM THREE** 7' 8" x 7' 2" (2.59m x 2.16m) Two feature double glazed windows, radiator.

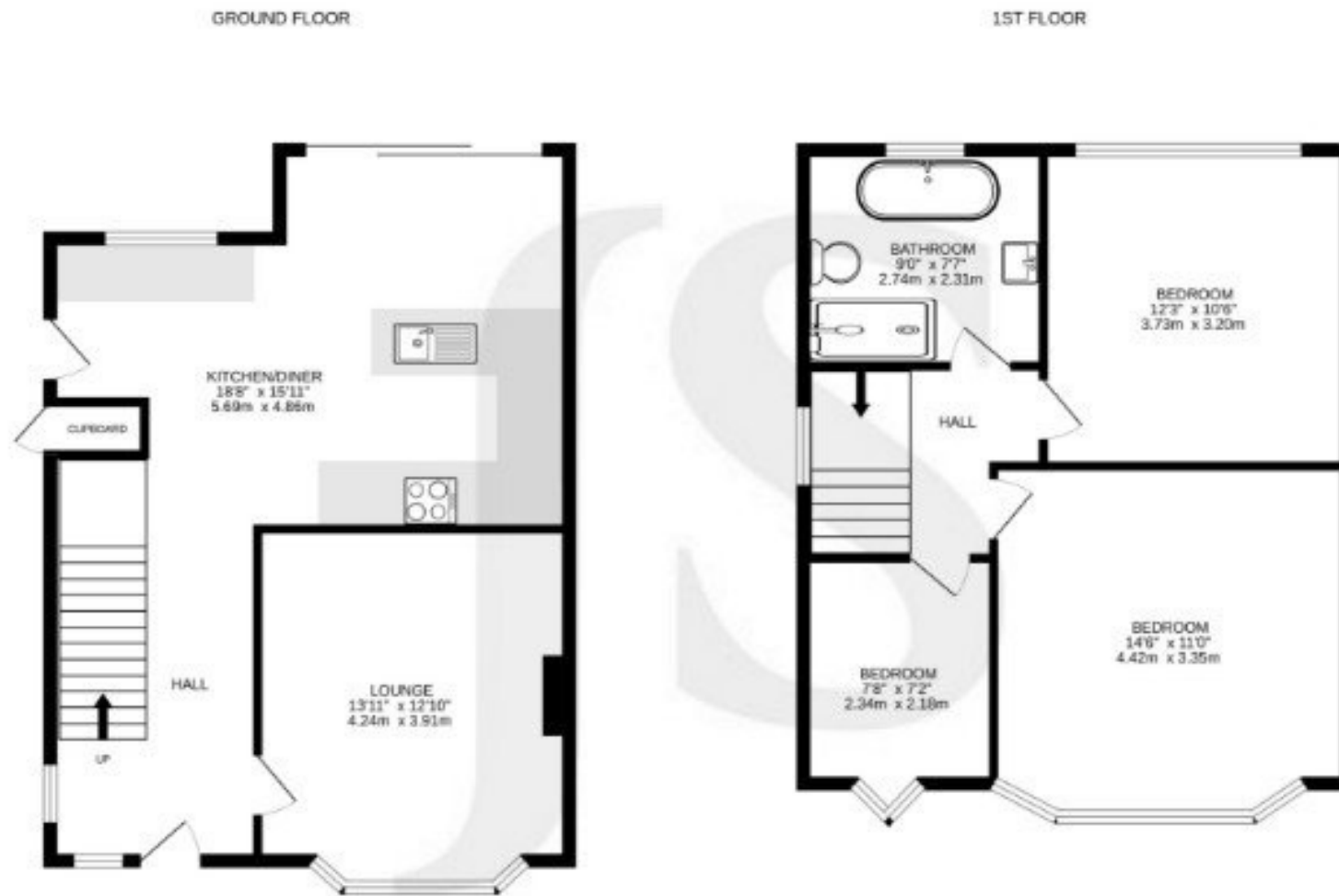
**BATHROOM** 9' 0" x 7' 7" (2.74m x 2.36m) Roll top bath, walk in shower cubicle with rainfall shower head and separate shower unit, low level WC, pedestal wash hand basin, heated towel rail, double glazed obscured glass window, loft access hatch.

**FRONT GARDEN** Pathway and side access to gate leading to rear garden, shrubs and flowers.

**SOUTH FACING REAR GARDEN** Decked steps leading into rear garden, mainly laid to lawn with shingle seating area, trees and shrubs, shed, side access to front of the property.

**SITUATED** in the Thomas A'Becket school catchment area with local shops at the end of the road in South Street and close by the Tarring Village and parks. The nearest station is West Worthing which is approximately a few minutes walk. Bus services run nearby. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a quarter miles away.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 92 sqm

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.