



Town Centre

32 Hertford Road, Worthing, West Sussex, BN11 1HX

Guide Price £300,000 Freehold

Michael
Jones
& Company

Location

The property is situated in the heart of Worthing town centre and being convenient for Worthing central railway station which is within ¼ of a mile. Worthing town centre shopping facilities and seafront are both within ½ a mile. Bus routes pass along Teville Road.

The accommodation with approximate room sizes comprise as follows -

Double Glazed Front Door to -
Entrance Hall

Room One

15'1" x 10'10" into bay (4.6m x 3.3m into bay) £500pcm. Double glazed bay window, radiator, gas fire with tiled surround.

Communal Room

12' x 10' (3.66m x 3.05m) Double glazed window, radiator, open fireplace with cast iron surround, two understairs storage cupboards.

Kitchen

7'5" x 7' (2.26m x 2.13m) Dual aspect room with double glazed windows and double glazed door giving access to the garden, roll top work surfaces with range of base units comprising cupboards and drawers, matching eye level wall units, inset stainless steel sink drainer unit with mixer tap, gas hob, single electric oven.

Stairs from hallway leading to -

First Floor Landing

Room Two

13'5" x 10'10" (4.1m x 3.3m) £450pcm. Double glazed bay window, radiator, tiled fireplace.

Room Three

10'6" x 7'3" (3.2m x 2.2m) £300pcm. Double glazed window, radiator.

Room Four

11'1" x 7'11" (3.38m x 2.41m) £400pcm. Double glazed window, radiator.

Bathroom

White suite comprising panelled bath with glazed shower screen with mixer tap and shower attachment, pedestal wash hand basin, chrome heated towel rail and double glazed window.

Separate W.C.

Close coupled W.C., double glazed window.

Outside

Enclosed Front Garden

Side access gate giving access to -

Enclosed Courtyard Garden

Paved with brick built outhouse/storage shed which houses a Worcester combination boiler, further outhouse which has space and plumbing for washing machine.

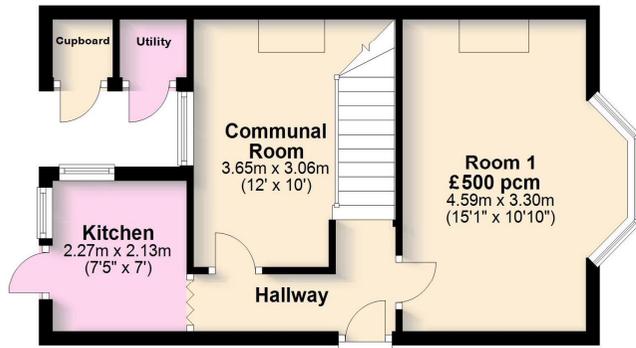
Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

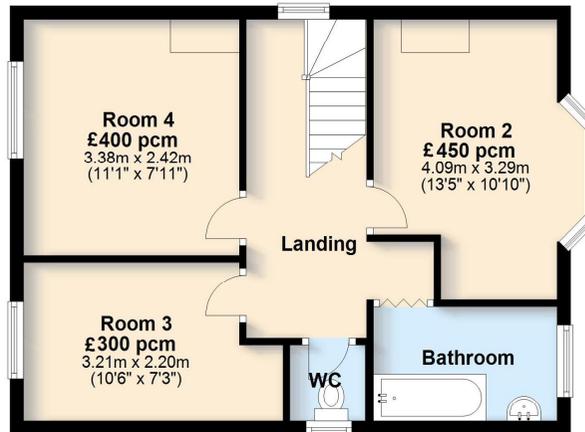


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Ground Floor

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.



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Michael Jones & Company Worthing Office

Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex, BN11 1BE

01903 213281

worthing@michaeljones.co.uk www.michaeljones.co.uk

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Jones
& Company