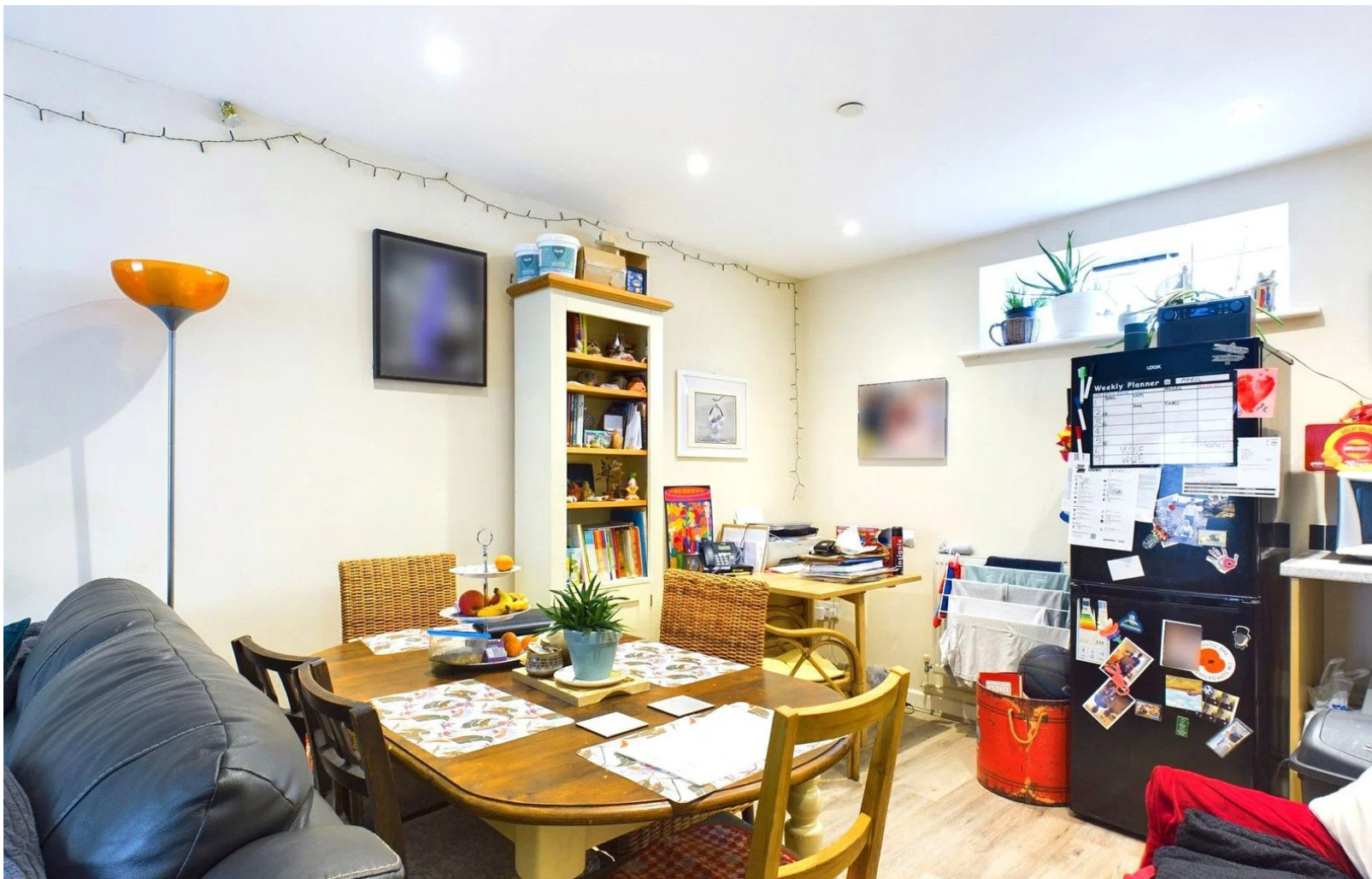




Clarendon Mews, Montague Street, Worthing, BN11 3GB

Offers Over £250,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

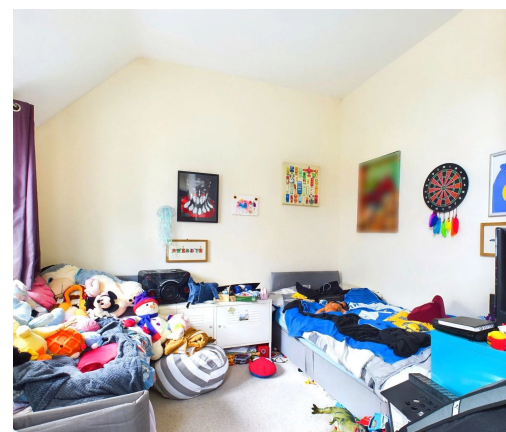
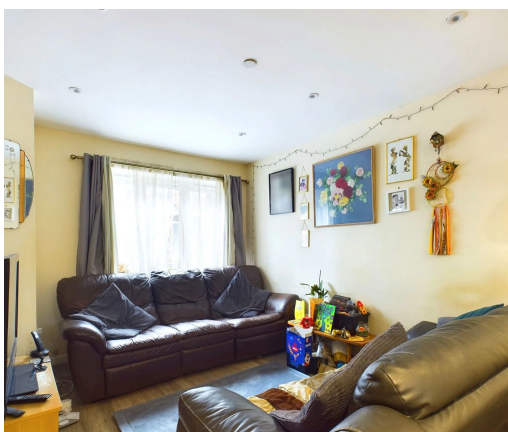
Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Buy To Let Investors Only
- End of Terrace Town House
- Situated in the Heart of Worthing Town Centre
- Ground Floor Open Plan Layout
- Fitted Kitchen with Plenty of Storage
- Two Double Bedrooms
- Modern Family Bathroom
- Downstairs w/c
- No Onward Chain
- Gas Central Heating

We are delighted to offer for sale this modern end of terrace mews style house situated in the heart of Worthing town centre. Positioned close to local shops, amenities, bus routes and seafront, the property boasts two double bedrooms, an open plan design, fitted kitchen, modern bathroom and is sold with no ongoing chain.





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Internal As you step through the front door, you are welcomed into the entrance hall with stairs to the first floor and to your right, a convenient ground floor cloakroom/w.c. offers practicality convenience. Passing through a doorway, you enter into the heart of the home being an intelligently designed open-plan living space, cleverly configured in an 'L' shape to make the most of the distinct areas. The main living area, bathed in natural light from a south-facing window, offers views of the communal courtyard and front garden. Toward the rear of this space lies a fitted kitchen and dining area, thoughtfully arranged to facilitate culinary pursuits and communal meals. Ascending the stairs to the first floor, you'll discover a haven of comfort with two generously proportioned double bedrooms with vaulted ceilings adding an airy ambiance to the space. Completing the first-floor layout is a contemporary three-piece family bathroom suite, where luxurious relaxation meets practical functionality. With its sleek fixtures and tasteful design, this bathroom provides a sanctuary for rejuvenation and pampering.

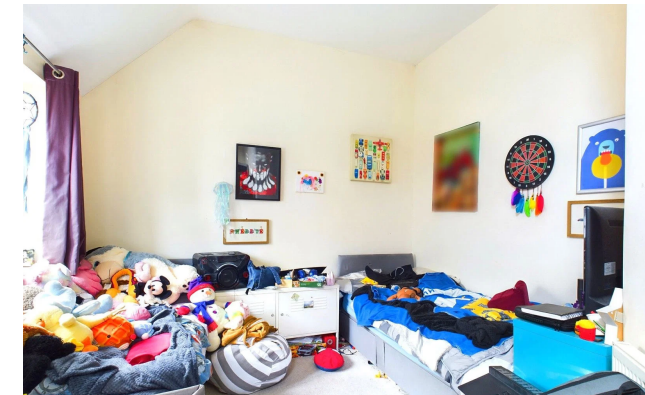
External The property is accessed via a communal courtyard, enclosed by a private gate. This area leads to the private front garden which is laid with shingle for ease of maintenance with a canopy covering the front door.

Situated In the popular central Worthing area, the seafront and promenade are less than a minute away, offering pleasant walks and scenic views. On the outskirts of the town centre, shops, cafes, and restaurants and only a short walk away with the Coastliner 700 bus route approximately 0.1 miles away and Worthing mainline train station approximately 0.8 miles away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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	



Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.