



ASPIRE RESIDENTIAL



24 Leigh Road
Worthing BN14 9HQ

Offers Over £260,000

No Forward Chain

Off Road Parking

Modern Bathroom

South Facing Garden

EPC - D

Easy Access to A27 & A24

Aspire Residential is delighted to bring to the market this two bedroom, mid terrace 1920's home in popular Broadwater. The property will be sold with no forward chain as the owners looking to relocate. Internal and external benefits of this property consist of OFF ROAD PARKING, A SOUTH FACING GARDEN and OCCASIONAL USE ROOM IN LOFT SPACE.



Entrance Hall

Radiator to side wall. Stairs up to first floor landing. Door to side into:

Lounge 15' 9" x 10' 6" (4.80m x 3.20m)

Double glazed window into bay at the front with radiator below. TV & Virgin cable points. Shelving into recess. Wood effect flooring.

Kitchen/Breakfast Room 13' 6" x 8' 6" (4.11m x 2.59m)

Double glazed windows to rear. Matching range of wall and base units. Stainless steel sink inset to worktop with mixer tap and draining board. Integrated appliances include a fan assisted oven, four ring gas hob and an overhead extractor fan. Space for washing machine and fridge/freezer. Space for a dining table. Radiator to side wall. Understairs storage cupboard housing meters. Tiled flooring.

Dining Room/Conservatory 12' 5" x 7' 1" (3.78m x 2.16m)

Double glazed window and doors. Tiled floor.

Stairs

Upto:

Bedroom one 11' 2" x 10' 6" (3.40m x 3.20m)

Double glazed window to front. Cupboard housing boiler. TV point. Radiator. Carpets.

Bedroom Two 8' 4" x 6' 8" (2.54m x 2.03m)

Double glazed window to rear. Radiator below. Carpets.

Landing

Access to loft room

Bathroom

Double glazed frosted window. Part tiled walls for splash back. P - shaped bath with curved glass shower screen and overhead power shower. Button flush w.c. Wash hand basin with vanity unit. Chrome heated towel rail. Vinyl floor.



Occasional Use Room/Storage Room 12' 9" x 10' 10" max (3.88m x 3.30m)

Loft space which has multiple power points. Velux window to side. Storage into eaves. Carpets.

South Facing Garden

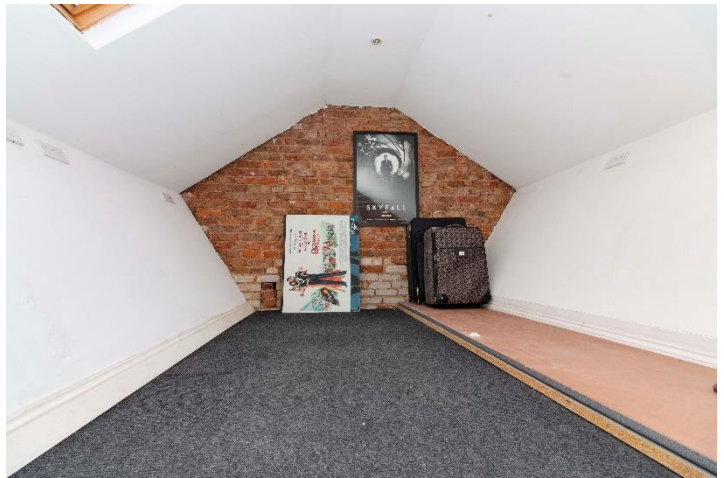
South facing in excess of 50ft deep. Patio space for dining. Lawn to centre with hard standing space at the rear of the garden, ideal for a summer house. Power has previously been supplied to a shed at the rear of the garden and could be easily reconnected if required.

Off Road Parking

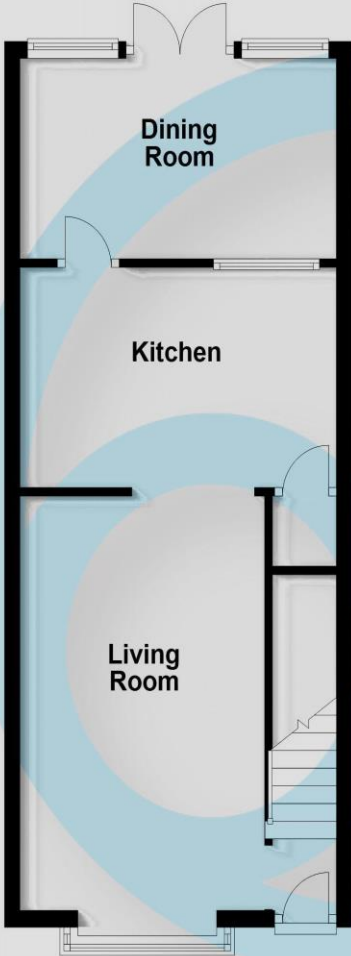
Off road parking for one car at the front of the property.

Agents Notes - Roof Works Completed

The houses pitched roof was replaced in Oct 2017 and the flat room extension was replaced May 19. Respective guarantees are available.



Ground Floor



First Floor

