



## 26 West Street Worthing, BN11 3HD £400,000

A three storey, two bedroom grade II listed former fisherman's cottage adjacent to Worthing seafront with the added benefit of its home office.

Upon entering through the stable door, you are greeted by an abundance of light flooding through the lounge / dining room. Sitting at the rear is a galley style kitchen with its range of modern units, and its large range, all sitting beneath the skylight, whilst French doors lead out into a pretty flint and brick walled rear garden where also a home office is to be found. Additionally, there is an enclosed storage area running the length of the kitchen accessed both from the kitchen and the garden.

On the first floor is a double bedroom at the front, whilst behind is a spacious bathroom/WC. On the second floor is a dual aspect double bedroom with access to a fully boarded loft offering ample storage.

- Grade II Listed Former Fisherman's Cottage
- Adjacent Worthing Seafront
- Two Double Bedrooms
- Spacious Through Sitting/Dining Room
- Modern Fitted Kitchen and Bathroom / W.C.
- Pretty Flint Walled Rear Garden with Gated Access
- Home Office Within The Rear Garden
- Enclosed Storage Accessible From The Kitchen and Garden
- Underfloor Heating
- Council Tax Band: B

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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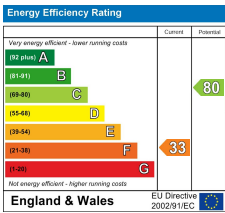
Floor Plan



Area Map



Energy Efficiency Graph



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