



**32 St Andrews Road
Worthing
West Sussex
BN13 1HN**

Offers in Excess of £255,000

bettermove

St Andrews Road

Worthing

Bettermove are proud to present this 2 bedroom end of terrace house in Worthing, available with no forward chain.

This property benefits from gas central heating throughout and partial double glazing, with off road parking available via the driveway.

The council tax band is C.

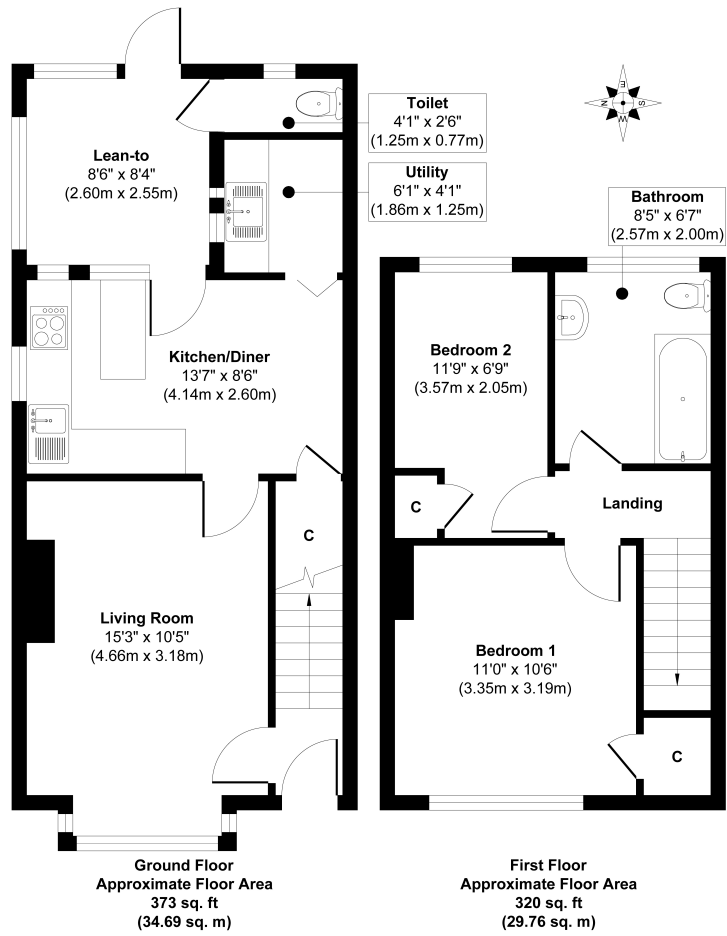
The interior of this property requires redecoration throughout and comprises a fitted kitchen with utility room, WC and spacious living room on the ground floor. The first floor consists of two bedrooms and a family bathroom. The exterior boasts a double garage and workshop, with potential to be converted to a studio apartment, summer house, which requires some work, and a private rear garden, perfect for enjoying the summer months.

Located in the popular coastal town of Worthing, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, including the exceptional Thomas a Becket Primary School, and a short distance to the seafront. Excellent transport links can be found from West Worthing Railway Station, located a 5 minute walk away, giving direct links into London Victoria, a variety of local bus routes, and quick access to the A27.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

Reserve It Now





Approx. Gross Internal Floor Area 693 sq. ft / 64.45 sq. m (Excluding Lean-to)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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