



27 St. Elmo Road, Worthing, BN14 7EJ
Asking Price £275,000

John Edwards & Co is delighted to present this two bed terraced property in St Elmo Road, ideally situated close to Worthing and West Worthing stations, enabling easy access into London, Brighton, and Littlehampton, and close to Worthing's vibrant town centre and historic seafront.

The property comprises two bedrooms, a living room, a fitted kitchen, bathroom, lean-to, and courtyard-style rear garden, with off-street parking. It is presently tenanted, and the option of purchasing this property with the existing tenants in situ is a possibility, making this an ideal buy-to-let investment. Alternatively, it could also be purchased with vacant possession.

EXTERIOR

The front garden is given over to a driveway, which is laid to shingle and provides off-road parking for one car. It's fringed with established plants and shrubs, and there is space for potted plants and bin storage. A hardstanding path leads to the front door, which is sheltered beneath a storm porch.

ENTRANCE HALL



The front door opens into the entrance hall, which has a carpeted floor, a skimmed ceiling with inset spotlighting and a smoke detector, and the stairs to the first floor landing. A door opens into the living room.

LIVING ROOM



The living room has a carpeted floor, a textured ceiling with a central ceiling light, TV and power points, some inbuilt cupboards, a wall-mounted electric storage heater, picture rails, and a double-glazed bay window to front aspect.

KITCHEN



The Kitchen features a range of wall and base mounted units with undercabinet lighting, rolled-top work surfaces with an inset sink and drainer, a built-in oven and grill and four burner electric hob with extraction unit over, and space and plumbing for a washing machine and tumble dryer. There is a vinyl floor, a coved and skimmed ceiling with suspended spotlighting, power points, a large under stairs storage cupboard which houses the meterage, and windows and doors to rear aspect into the lean-to.

LEAN-TO



The lean-to is a wood and uPVC double-glazed construction, with a carpeted floor, a pitched Perspex roof, wall-mounted lighting, power points, a door into the rear garden, and the entrance to the downstairs WC.

DOWNSTAIRS WC



This downstairs cloakroom features a low-level WC with a vinyl floor, a central ceiling light, and a wall mounted mirror.

STAIRS & FIRST FLOOR LANDING

The stairs are carpeted with a wooden banister. At the landing level, there is a carpeted floor, a skimmed ceiling with inset spotlighting, a smoke detector, a wall-mounted electric storage heater, and the doors into both bedrooms and the bathroom.

BEDROOM



The bedroom has a carpeted floor, a textured ceiling with pendant lighting, picture rails, power points, some built-in wardrobes, and double-glazed windows to front aspect.

BEDROOM TWO



The second bedroom has a carpeted floor, a textured ceiling with pendant lighting, picture rails, power points, and double-glazed windows to rear aspect.

BATHROOM



The bathroom features a three-piece suite, comprising a panelled bath with shower over, a pedestal handwash basin, and a low-level WC. There is a vinyl floor, a skimmed ceiling with inset spotlighting, an airing cupboard housing the water cylinder, a mirror fronted vanity unit, and an opaque double-glazed window to rear aspect.

REAR GARDEN



The garden is laid patio for ease of maintenance, with plenty of space for garden furniture, barbecuing and alfresco dining. There is a water butt, raised concrete flowerbeds featuring several mature trees, shrubs and plants, exterior lighting, space for potted plants, and a good sized wooden storage shed.

SHED

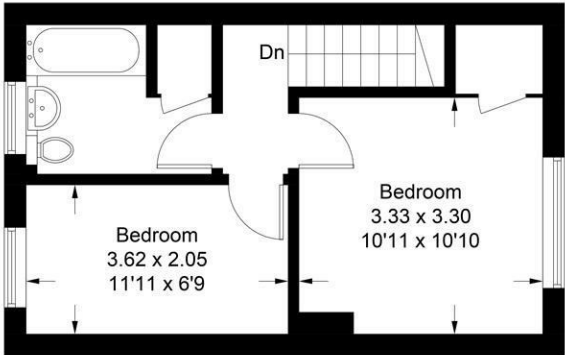


Large wooden shed, perfect for storing garden furniture and equipment.

Floor Plan

St Elmo, Worthing, BN14 7EJ

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



First Floor



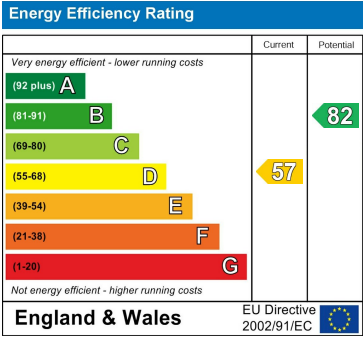
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Area Map



Energy Efficiency Graph



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