



71 Greenland Road, Worthing, BN13 2RW
Price £335,000

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We are excited to offer for sale this **THREE BEDROOM** mid terrace house in popular Salvington. This attractive 1930's home offers spacious accommodation briefly comprising, entrance hall, lounge, dining room, modern kitchen, first floor landing, three bedrooms and bathroom/Wc. Externally there is a **SOUTH** facing rear garden and block paved driveway giving off road parking for two vehicles.

- Mid Terrace House
- Three Bedrooms
- Private Driveway
- South Rear Garden
- Lounge & Dining Room
- Kitchen Refitted in 2017
- Modern Double Glazing
- Viewing Recommended



Double glazed front door opening to

Entrance Hall

Understairs cupboard and shelved cupboard. Central heating thermostat. Radiator. Staircase rising to first floor.

Lounge

4.39 into bay x 3.35 (14'4" into bay x 10'11")

Double glazed window to front. Radiator. Fireplace with surround.

Dining Room

3.72 x 3.03 (12'2" x 9'11")

Double glazed Southerly aspect window. Radiator. Picture rail.

Kitchen

2.76 x 1.92 (9'0" x 6'3")

Refitted in 2017 and comprising work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Range of matching wall cupboards. Fitted electric hob with extractor above and oven below. Space for washing machine and fridge. Part tiled

walls. Double glazed door and window to the rear garden.

First Floor Landing

Access to loft space. Picture rail.

Bedroom One

4.40 into bay x 3.02 (14'5" into bay x 9'10")

Double glazed bay window. Radiator. Fireplace. Picture rail.

Bedroom Two

3.73 x 3.03 max (12'2" x 9'11" max)

Built in wardrobes with mirror sliding doors. Double glazed Southerly aspect window. Radiator. Picture rail.

Bedroom Three

2.27 x 1.96 (7'5" x 6'5")

Double glazed window. Radiator. Picture rail.

Bathroom/Wc

2.77 x 1.96 (9'1" x 6'5")

Suite comprising bath with mixer taps and shower attachment, wall mounted wash hand basin and low level flush Wc. Built in airing cupboard. Part tiled walls.

Wall mounted Baxi boiler. Chrome towel radiator. Double glazed obscure glass window.

Private Driveway

Providing off road parking for two vehicles.

South Aspect Rear Garden

Approximately 45ft and laid to lawn with pathway to the rear with shed. Planted borders. Enclosed by fence.

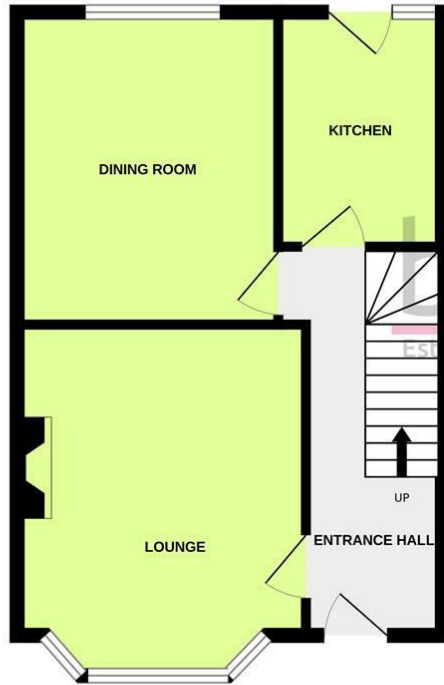
Required Information

Council tax band: C

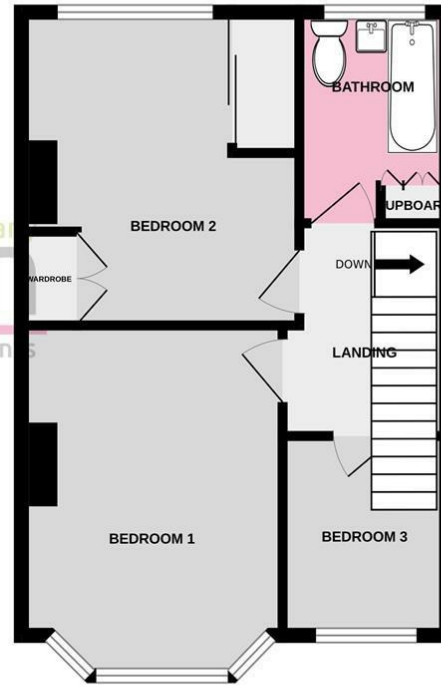
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

