



11 Lindum Road, Worthing, BN13 1LX

Price £450,000

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A great opportunity to purchase this FOUR BEDROOM semi detached family home in highly sought after Thomas a Becket. This home benefits from a NEW ROOF in May 2021, WESTERLY ASPECT REAR GARDEN, private driveway and GARAGE. The accommodation briefly comprises, entrance hall, lounge, dining room, kitchen, CONSERVATORY, first floor landing, three first floor bedrooms, bathroom/Wc and further staircase leading to bedroom four with ENSUITE shower/Wc.

- Semi Detached House
- Private Drive & Garage
- Four Bedrooms
- Ensuite Shower/Wc
- Family Bathroom
- Conservatory
- West Aspect Rear Garden
- New Roof 2021
- Thomas A Becket









Front door and side window opening to

#### Entrance Hall

Staircase rising to first floor. Radiator. Double glazed window. Under stairs cupboard. Central heating thermostat.

#### Lounge

4.89 x 3.66 (16'0" x 12'0")

Double glazed bay window. Open fire with tiled fireplace. Two radiators.

#### Dining Room

3.65 x 3.16 (11'11" x 10'4")

Double glazed sliding patio doors opening to the conservatory. Radiator.

#### Conservatory

4.68 x 3.42 (15'4" x 11'2")

With double glazed doors and windows over looking and leading to the rear garden. Further double glazed door to side. Two radiators. Two wall lights. Door to kitchen.

#### Kitchen

3.70 x 2.28 (12'1" x 7'5")

Range of work surfaces with cupboards and drawers fitted under. Inset one and a half sink unit. Fitted gas hob with oven



and grill under and extractor above. Matching wall cupboards. Part tiled walls. Double glazed window. Wall mounted boiler concealed in cupboard. Space for two under counter appliances and upright appliance.

#### First Floor Landing

Double glazed window. Staircase rising to the second floor.

#### Bedroom One

4.81 x 2.47 (15'9" x 8'1")

Fitted wardrobes to one wall. Radiator. Double glazed bay window. Picture rail.

#### Bedroom Two

3.18 x 2.85 (10'5" x 9'4")

Double glazed window. Radiator. Picture rail.

#### Bedroom Three

2.28 x 2.60 (7'5" x 8'6")

Double glazed window. Radiator. Over stair cupboard.

#### Bathroom/Wc

2.32 x 2.27 (7'7" x 7'5")

Panelled bath with shower above, vanity surface with inset basin and concealed cistern Wc. Tiled walls. Radiator. Double glazed window. Airing cupboard housing hot water cylinder and shelving. Chrome towel radiator.



#### Second Floor

Stairs rise and open to bedroom four.

#### Bedroom Four

4.10 max x 3.45 max (13'5" max x 11'3" max)

Converted in 1991 with eaves storage access. Skylight window to front and fire escape skylight window to rear. Wall mounted wash hand basin and door to ensuite.

#### Ensuite Shower / Wc

Shower cubicle and Wc. Eaves access. extractor fan.

#### West Aspect Rear Garden

Paved patio with lawn and various shrubs. Greenhouse. Personal door to garage. Enclosed by fence.

#### Private Driveway

Providing off road parking and leading to garage.

#### Garage

with personal door to the rear garden.

#### Required Information

Council tax band: C

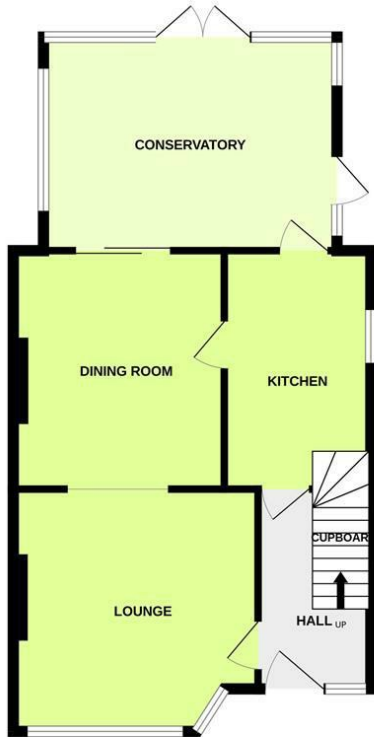
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





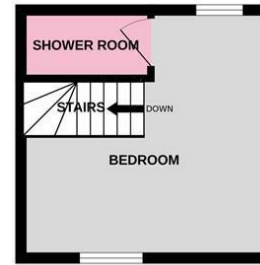
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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