



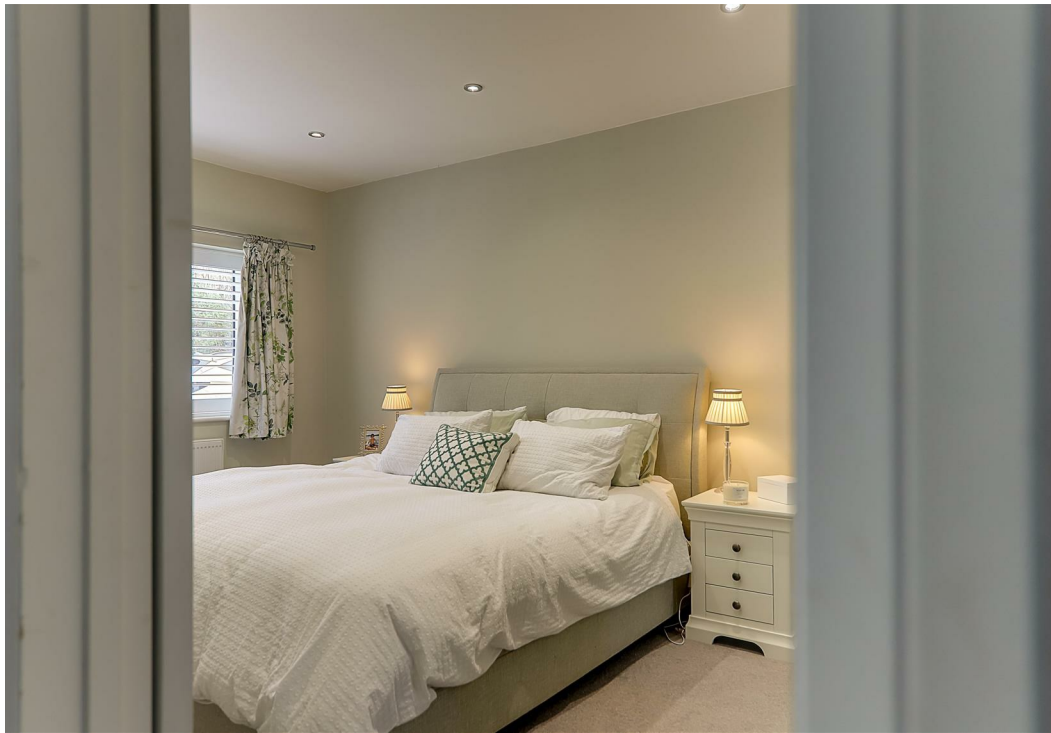
85 Worthing Road, Littlehampton, BN16 1DE
Asking Price £575,000

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We are pleased to offer this beautifully presented detached bungalow in the sought after East Preston area. The accommodation briefly comprises of four bedrooms with the master bedroom having an En Suite. At the heart of the property you have a sizable Living Area space comprising of Dining area, Lounge area and a modern Kitchen. A further modern main bathroom and utility room. Outside you have a driveway to the front of the property with parking for several cars. To the rear you have a sizable rear garden with access to large outbuilding with potential for Garage and further driveway.

- Extended Four Bedroom Bungalow
- Detached
- Detached Garage
- Large Rear Garden
- Two Bathrooms
- Open Plan Kitchen/Dining/Living Room
- Double Glazed Throughout
- Chain Free





Front door leading to;

Hallway

Carpeted throughout, three tunnel skylights. Radiator. Obscure double glazed window.

Open plan Kitchen and Living room

8.84m x 4.55m (29 x 14'11)

Floorboards throughout. Spotlights throughout. Single sink with mixer tap. A range of matching wall and base units. Feature island with breakfast bar and storage below. Integrated AEG 4 ring induction hob. Integrated AEG double oven. Integrated Bosch dishwasher. Integrated Fridge. Double glazed window. Radiator. The living room is carpeted throughout. Two double glazed windows. Feature fireplace with gas fire and stone hearth surround. TV point. Double glazed door providing rear garden access. Spotlights throughout.

Dining Area

3.63m x 2.74m (11'11 x 9)

Carpeted throughout. Radiator. Spotlights.

Utility Room

3.94m x 2.74m (12'11 x 9)

Roll edge work surfaces. Double 'butler' style sink. Radiator. Part tiled walls. Space for various appliances including fridge freezer,

washing machine and tumble dryer. Single over with 4 ring gas hob above. Two Frosted double glazed window. Double glazed door providing side access.

Master Bedroom

5.36m x 3.02m (17'7 x 9'11)

Carpeted throughout. Double glazed window. Radiator. TV point. Spotlights throughout. Door providing access to En suite;

En Suite

3.00m x 2.41m (9'10 x 7'11)

Fully tiled floors and walls. Obscure double glazed window. Heated towel rail. Low level W/c. Wall mounted sink unit with storage drawers below. Wall mounted mirror with touch power. Spotlights throughout. Walk in shower with half screen. Under floor heating.

Bedroom Two

4.57m x 4.39m (15 x 14'5)

Carpeted throughout. Radiator. Double glazed window. Tv point.

Bedroom Three / Snug

3.40m x 3.15m (11'2 x 10'4)

Carpeted throughout. Radiator. Double glazed window. Tv point.

Bedroom Four / Study

3.02m x 2.41m (9'11 x 7'11)

Carpeted throughout. Double glazed window. Spotlights throughout. Radiator.

Main Bathroom

2.62m x 2.24m (8'7 x 7'4)

Fully tiled walls and flooring. Wall mounted sink unit with storage drawers below. Two obscure double glazed windows. Spotlights. Wall mounted heated towel rail. Paneled bath shower above. Low level W/c. Floor standing Bidet. Wall mounted mirror with touch power. Under floor heating.

Outside

Front

Driveway for two/three cars. Part brick paved and partly laid to stone shingle.

Rear Garden

A true feature of this property. The substantial garden is mainly laid to lawn. Rear driveway accessed via Warren Crescent leading to double garage with power and lighting.

Required Information

Council tax band: D

Draft version: 1

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



GROUND 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



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