



28 The Drive, Worthing, BN11 5LL
Price Guide £425,000



A fantastic opportunity to purchase this EXTENDED four bedroom two bathroom semi detached house. Located in highly sought after West Worthing with local shops, schools, transport links and seafront all nearby. The accommodation briefly comprises, entrance porch, hall, lounge, dining room, kitchen/breakfast room, utility/inner hall, ground floor bedroom and ENSUITE shower room/Wc. To the first floor there are three bedrooms, bathroom/Wc and 4m x 4m loft space. Externally there is a Southerly aspect rear garden and private driveway.

- Extended Semi Detached House
- Four Bedrooms
- Bathroom/Wc
- Private Driveway
- 4m x 4m Boarded Loft Space
- GF Bedroom & Ensuite Shower Rm/Wc
- Southerly Aspect Rear Garden
- Kitchen / Breakfast Room





Double glazed front door opening to;

Entrance Porch

Double glazed windows and door opening to

Hall

Staircase rising to the first floor.

Lounge

4.00 x 4.38 (13'1" x 14'4")

Feature log burner with timber mantle. Part wood panelled walls. Double glazed bay window. Radiator. Picture rail. Ornate coving.

Dining Room

4.04 x 3.23 (13'3" x 10'7")

Wood effect floor. Under stairs cupboard. Radiator. Double glazed window with fitted shutter. Opening to the kitchen.

Kitchen/Breakfast Room

4.61 x 4.60 narrows to 2.46 (15'1" x 15'1" narrows to 8'0")

Range of work surfaces with cupboards and drawers fitted under. Inset one and half sink unit. Space for dishwasher, fridge/freezer and space for cooker with extractor above. Matching wall cupboards with shelving and plate rack. Breakfast bar with pan drawers under and space for seating. Double glazed door and window to side. Radiator. Double glazed roof lantern. Door to utility/inner hall.

Inner Hall / Utility

Double glazed door to side. Space currently used for washing machine and tumble dryer. Door to;

Ground Floor Bedroom 4

4.21 x 4.00 narrows to 1.91 (13'9" x 13'1" narrows to 6'3")

Double glazed double doors opening to the rear garden. Two radiators. Wardrobes included. Double glazed window to side. Door to;

Ensuite Shower Room/Wc

Step in shower cubicle, pedestal wash hand basin and low level flush Wc. Double glazed window. Radiator and additional electric towel radiator.

First Floor Landing

6.74 x 0.88 (22'1" x 2'10")

Access hatch to LOFT SPACE with wooden fold down ladder. The loft measures 4.10m x 4.10m and has a boarded floor and walls, eaves access doors and skylight window. There is a wall mounted boiler in the loft installed in 2019.

Bedroom 1

4.00 x 3.56 (13'1" x 11'8")

Two double glazed windows to front aspect. Radiator. Wardrobes included.

Bedroom 2

3.24 x 3.02 (10'7" x 9'10")

Double glazed window to rear. Radiator.

Bedroom 3

3.08 x 1.77 (10'1" x 5'9")

Double glazed window. Radiator. Feature period fireplace.

Bathroom/Wc

2.70 x 2.29 narrows to 1.44 (8'10" x 7'6" narrows to 4'8")

Suite comprising panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Towel radiator. Double glazed window. Part tiled walls.

Rear Garden

Southerly aspect and laid to lawn with paved stepping stones and central paved feature. Raised borders with attractive Olive tree. Gate giving side access.

Private Driveway

Block paved providing off road parking.

Required Information

Council tax band: C

Draft version:1

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





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 Estate and letting agents

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			75
(55-68) D		54	
(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.

