



77 Boxgrove, Worthing, BN12 6AR
Guide Price £399,950



Extended three bedroom semi detached house with private driveway, garage and South facing rear garden in popular Boxgrove, Goring By Sea. The property is ideally located within walking distance of local shops, schools and mainline railway station. Accommodation briefly comprises entrance porch, 24ft living room, breakfast room, kitchen, first floor landing, three bedrooms and a family bathroom. Externally the property benefits from a delightful South facing rear garden, private driveway providing off road parking for several vehicles, covered carport and garage.

- Extended Semi Detached House
- Three Bedrooms
- 24ft Living Room
- Breakfast Room
- South Facing Rear Garden
- Private Driveway
- Garage & Car Port
- Gas Central Heating
- Double Glazed Windows





Entrance

Upvc front door opening to:

Entrance Porch

Double glazed windows. Tiled flooring. Electric heater. Internal door to:

Living Room

7.42m x 5.11m (24'4 x 16'9)

Double glazed window to front. Two radiators. Electric fireplace. Under stairs storage cupboard.

Kitchen

3.30m x 2.16m (10'10 x 7'1)

Double glazed window to side. Roll edge work surfaces incorporating stainless steel sink with mixer tap and drainer. Four ring gas hob with tiled splashback and extractor canopy above. Fitted oven & grill. Space and plumbing for washing machine and fridge/freezer. Range of matching cupboards, drawers and wall units. Cupboard housing gas boiler. Part tiled walls. Tiled flooring.

Breakfast Room

4.57m x 2.64m (15' x 8'8)

Double glazed French doors overlooking and providing access to rear garden. Further double glazed door to car port. Radiator. Tiled flooring.

First Floor Landing

Doors to all first floor rooms. Access hatch to loft.

Bedroom One

4.01m x 3.12m (13'2 x 10'3)

Double glazed window to front. Radiator. Airing cupboard.

Bedroom Two

3.53m x 2.77m (11'7 x 9'1)

South aspect double glazed window. Radiator.

Bedroom Three

3.00m x 1.98m (9'10 x 6'6)

Double glazed window to front. Radiator. Over stairs storage cupboard.

Family Bathroom

Double glazed obscure glass window. White suite

comprising corner bath with mixer tap and shower over. Low level flush w/c. Pedestal wash hand basin. Radiator. Part tiled walls.

South Facing Rear Garden

Majority laid to lawn. Enclosed by brick wall and fence. Patio area providing space for outdoor furniture. Timber storage shed.

Private Driveway

Providing off road parking for multiple vehicles.

Covered Carport

Further off road parking and proving access to:

Garage

Up and over door. Benefitting from power and light.

Required Information

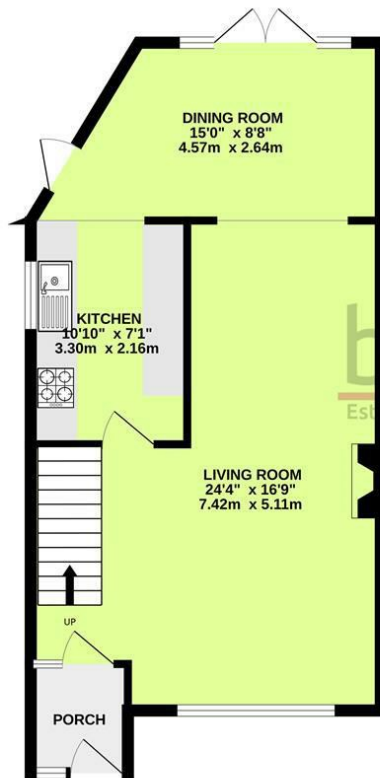
Council tax band: C

Version: 1

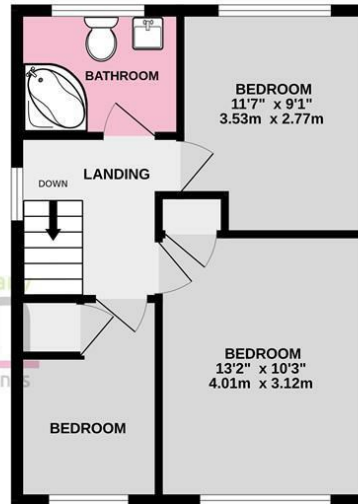
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST 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			83
(69-80) C	67		
(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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