



14 St. Raphael Road, Worthing, BN11 5HL
Asking Price £650,000

and company
bacon
Estate and letting agents



A beautifully presented detached bungalow in the incredibly sought after Goring-By-Sea area. The internal accommodation briefly comprises of three double bedrooms, modern fitted kitchen/diner, south facing living room, modern bathroom with separate W/C. Outside you have a secluded low maintenance rear garden, beautifully presented south facing front garden and a driveway for multiple cars also providing access to private garage.

- Detached Bungalow
- Three Double Bedrooms
- Private Gardens Front and Back
- Garage
- Modern Fitted Kitchen
- Double Glazed
- Gas Fired Central Heating
- Situated in a Private Road





Porch

Tiled flooring. Down-light. Obscured Glass door leading to;

Hallway

Floorboards throughout. Radiator. Telephone point. Access to loft via pull down ladder.

Kitchen/Diner

5.23m x 4.06m (17'2 x 13'4)

Tiled flooring throughout. Fully fitted modern kitchen with a range of matching wall and base units. Integrated appliances including fridge/freezer, double oven, microwave, four ring electric Hob and washing machine. Granite affect roll edge work surfaces. Feature island with further base storage cupboards and drawers. Three double glazed windows. Double glazed door leading to side access. Two radiators.

Living Room

4.98m x 3.94m (16'4 x 12'11)

Floorboards throughout. Two double glazed windows. Feature floor to ceiling bay with double glazed windows and doors leading onto south facing front garden. Two



radiators. Fireplace with electric fire with stone hearth surround. TV and telephone point.

Bedroom One

4.37m x 3.48m (14'4 x 11'5)

Carpeted throughout. A range of built in storage cupboards. Radiator. Bay window with double glazed south facing windows.

Bedroom Two

3.94m x 3.61m (12'11 x 11'10)

Carpeted throughout. Double glazed window. Radiator. Access to built in storage cupboard with shelving.

Bedroom Three / Reception Room

3.61m x 3.61m (11'10 x 11'10)

Floorboards throughout. Radiator. Two double glazed windows. Double glazed door leading onto rear garden.

Bathroom

Tiled flooring throughout. Part tiled walls. Paneled bath. Low level W/c with matching wash hand basin. Corner shower cubicle. Two frosted double glazed windows. Wall mounted heated towel rail. Spotlights. Access to storage cupboard with shelving.



W/c

Tiled flooring throughout. Part tiled walls. Wall mounted vanity sink unit with storage below. Heated towel rail. W/c.

Outside:

Rear Garden

Mainly laid to pave with mature shrub and tree borders. Access to storage cupboard housing the wall mounted combination boiler. Door with access to Garage.

South Facing Front Garden

Laid to lawn with a large patio area. Mature shrub borders. Driveway for multiple cars leading to;

Garage

Accessed via electric roller door. Tiled flooring. Wall mounted electric RCD unit. Power, lighting and water source.

Required Information

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		
(69-80) C		
(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.

