



43 Oaksheath Gardens, Worthing, BN13 3GE
Offers In Excess Of £315,000

bacon and company
Estate and letting agents



We are delighted to offer this beautifully presented three bedroom family home with internal viewing strongly recommended to fully appreciate this amazing modern property. The accommodation briefly comprises, entrance hall, open plan kitchen/lounge/living space with ground floor cloakroom, three bedrooms with computer area and family bathroom/WC. Outside you have front and rear gardens and an allocated parking space. Benefits include the remainder of a 10 year NHBC.

- Three Bedrooms
- Modern Family House
- Open Plan Living
- Off Road Parking
- Private Rear Garden
- Downstairs Cloakroom
- Modern Bathroom
- Vendor Suited





Entrance Hall

Floorboards throughout. Doors providing access to storage cupboards.

Kitchen/Dining/Living Room

7.8 x 4.6 (25'7" x 15'1")

Floorboards throughout. The kitchen area briefly comprises of a modern kitchen suite. A range a matching wall and base cupboards. Feature island with storage cupboards and drawers below. Four ring induction hob. Charging port. Laminate worktops throughout. Built in Electric Oven. Part tiled walls. Stainless steel sink with drainer. Spotlights. Two radiators. Two double glazed windows. The lounge area has a feature fireplace. Door providing access to under stair cupboard. Double glazed door providing access to rear garden. Inset storage cupboards. Door providing access to;



W/c

Floorboards throughout. Low level W/c with matching wash hand basin. Wall mounted heated towel rail. Spotlight.

Stairs to;

First Floor Landing

Carpeted throughout. Access to loft via pull down ladder. Currently used as a study area.

Bedroom 1

4.6 x 3.1 (15'1" x 10'2")

Carpeted throughout. Radiator. Double glazed window.

Bedroom 2

2.5 x 2.4 (8'2" x 7'10")

Carpeted throughout. Radiator. Double glazed window.



Bedroom 3

2 x 1.6 (6'6" x 5'2")

Carpeted throughout. Radiator. Double glazed window.

Bathroom

Part tiled walls. Panelled bath with shower attachment above. Low level W/c with matching wash hand basin. Spotlights throughout. Radiator.

Outside;

Front

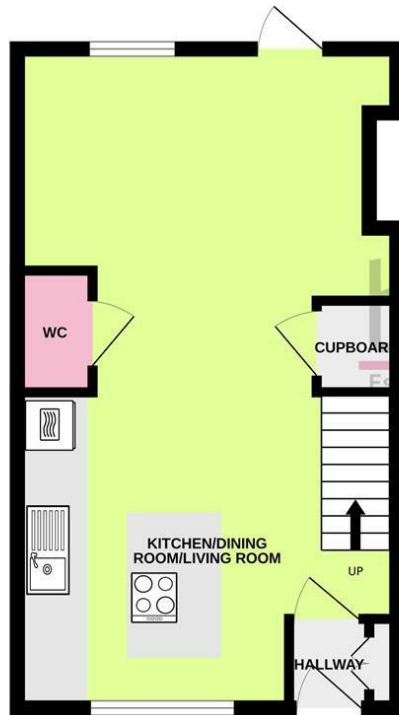
One allocated parking space with further visitors parking. Small front garden partly laid to stone shingle and grass area.

Rear

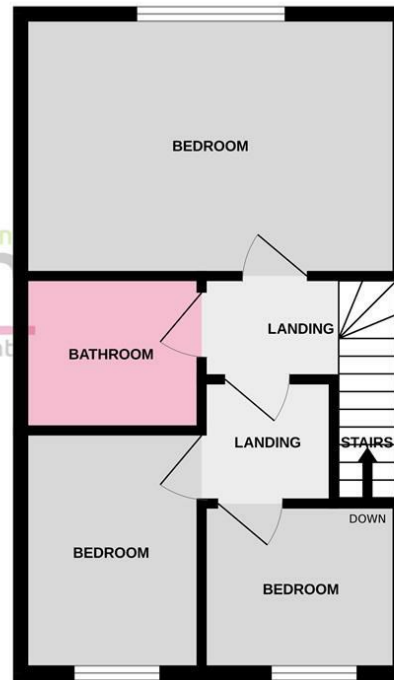
Private rear garden laid to artificial grass. Pathway leading to rear access to car park via gate.



GROUND FLOOR



1ST 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			96
(81-91) B		84	
(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.

