



23 Greenland Road, Worthing, BN13 2RR

Price £359,950

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A fantastic opportunity to purchase this **THREE BEDROOM** end terrace house in popular Salvington. This attractive 1930's home offers spacious accommodation briefly comprising, entrance porch, hall, cloakroom/Wc, lounge / dining room, kitchen, conservatory, first floor landing, three bedrooms and shower room/Wc. Externally there is an attractive and mature planted rear garden, front garden and **GARAGE** located at the rear of this home. Available **CHAIN FREE**.

- Chain Free
- End Terrace House
- Garage
- Three Bedrooms
- Conservatory
- GF Cloakroom/Wc
- Mature Planted Front & Rear Gardens
- Salvington





Double glazed front door opening to;

Entrance Porch

With double glazed windows and door opening to;

Entrance Hall

Staircase rising to the first floor. Central heating thermostat. Radiator. Under stair cupboard.

Cloakroom/Wc

Concealed cistern Wc and vanity wash basin. Part tiled walls. Double glazed obscure glass window. Tiled floor. Inset spotlights.

Lounge / Dining Room

8.15 x 3.45 max (26'8" x 11'3" max)

Double glazed bay window to front and sliding patio doors to the rear. Two radiators. Electric fire with wooden surround.

Conservatory

3.57 x 2.96 (11'8" x 9'8")

With double glazed windows and door over looking and leading to the rear garden.

Kitchen

3.16 x 1.97 (10'4" x 6'5")

Work surfaces with cupboards and drawers fitted under. Inset sink. Fitted gas hob with oven under and extractor

above. Space for under counter appliance. Wall cupboards with end display shelves. Part tiled walls. Serving hatch. Double glazed windows to rear and side.

First Floor Landing

Access hatch to loft space. Double glazed window.

Bedroom One

4.28 x 3.01 max (14'0" x 9'10" max)

Fitted sliding wardrobes to one wall. Double glazed bay window. Radiator.

Bedroom Two

3.24 x 3.72 (10'7" x 12'2")

Double glazed window. Radiator.

Bedroom Three

2.54 x 2.09 (8'3" x 6'10")

Double glazed window. Radiator.

Shower Room/Wc

Comprising of step in shower cubicle, vanity wash hand basin with cupboards under and low level flush Wc. Radiator.

Heated towel radiator. Double glazed obscure glass window.

Airing cupboard housing hot water cylinder and shelves. Part tiled walls.

Front Garden

Beautifully presented with lawn and mature shrub borders.

Rear Garden

Stocked with mature planting offering an array of seasonal colour. Partially laid to lawn with rear pebbled area. Personal door to garage. Gate providing side access.

Garage

With double doors to front and personal door to side.

Required Information

Council tax band: C

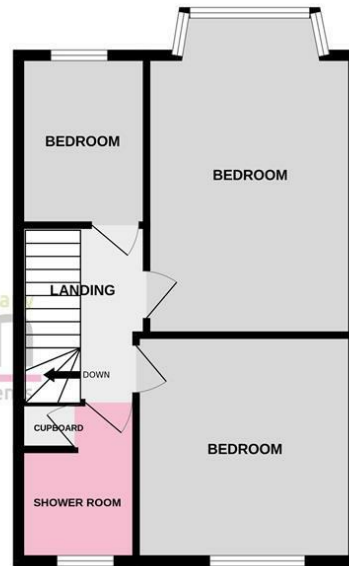
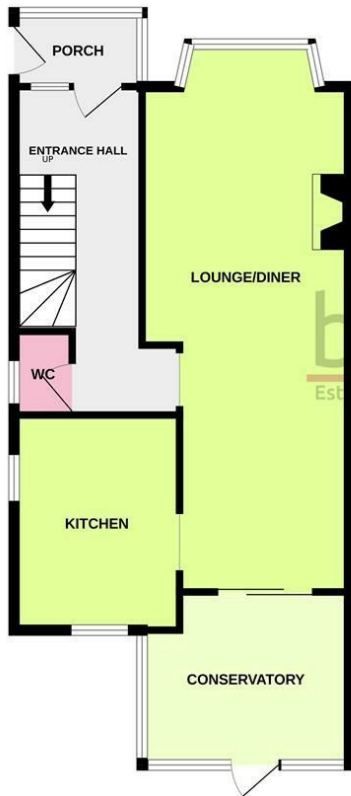
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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. Made with MemoPro v2024.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(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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