



44 The Drive, Worthing, BN11 5LN
Guide Price £400,000

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A three bedroom period family terraced house situated within the sought after catchment area of West Worthing. The accommodation consists of a reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom/w.c, loft, front and rear gardens.

- Period Terraced House
- Favoured West Worthing Catchment
- Three Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Garage/Store Room
- Close To Mainline Station
- No Onward Chain





Reception Hall

4.47m x 0.94m (14'8 x 3'1)

Carpeted. Pendant Light. Radiator. Stairs leading to the first floor landing.

Lounge

4.24m into bay x 3.02m (13'11 into bay x 9'11)

West facing lounge with bay window looking out towards the low maintenance shingle front garden. Carpet throughout. Pendant light. Gas fire. Radiator.

Dining Room

3.48m x 3.28m (11'5 x 10'9)

Space for a good sized dining table. Window facing out to rear patio area. Carpeted throughout. Pendant light. Radiator.

Kitchen

4.32m x 2.77m (14'2 x 9'1)

Cream gloss kitchen units with black worktops. Integrated cooker with gas hob and extractor fan above. Single bowl sink & drainer. Space for under counter washing machine. Radiator. Window. The kitchen



also accommodates space for a freestanding Fridge/Freezer and breakfast table and chairs. Laminate flooring. Access to under stairs cupboard. Patio doors leading to garden.

First Floor Landing

4.65m x 1.52m (15'3 x 5'0)

Spindle balustrade. Carpet. Door leading to;

Bedroom One

4.11m x 3.38m (13'6 x 11'1)

Generous sized double bedroom with large West facing window. Carpeted throughout. Pendant light. Space for freestanding wardrobes.

Bedroom Two

3.48m x 2.46m (11'5 x 8'1)

Double bedroom with space for freestanding wardrobe. East facing window. Radiator. Carpet.

Bedroom Three

3.30m max x 2.84m (10'10 max x 9'4)

Single bedroom. Window overlooking the garden. Carpet. Pendant light. Radiator.



NB: Room narrows in depth to 6'6

Bathroom/W.C

2.21m x 1.50m (7'3 x 4'11)

Toilet. Wash hand basin with small wall mounted vanity unit above. Bath with glass shower screen. Mixer tap fed shower on riser rail. Heated towel rail. Vinyl flooring.

OUTSIDE

Front Garden

Low maintenance shingle front garden with path leading to UPVC front door.

Rear Garden

Accessed via the kitchen patio doors or alternative access from the rear gate. Concrete patio area. Lawn area. Access to the garage.

Garage/Store

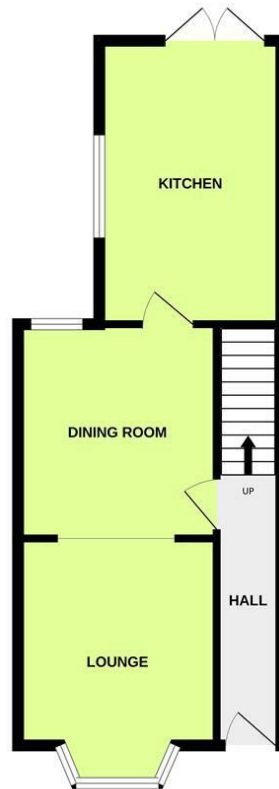
Single garage accessed from the garden or vehicle access via Ripley Road.

Council Tax

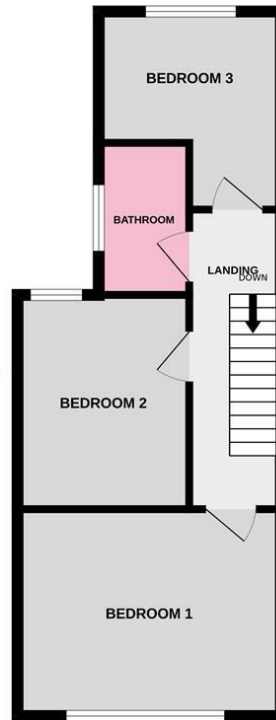
Council Tax Band C



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		84
(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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