



94 Chesterfield Road, Worthing, BN12 6BZ

Price £350,000





**\*\*\*GARAGE\*\*\*FOUR BEDROOMS\*\*\*WEST REAR GARDEN\*\*\***

A superb four bedroom mid terraced house in popular Goring By Sea Conveniently located for local shops, schools and transport links.

The accommodation briefly comprises, entrance hall, an impressive open plan living space and modern kitchen. To the first floor there are three bedrooms and modern family shower room/Wc. To the second floor there is a 17ft main bedroom with ensuite shower room/Wc.

Externally, the property features a secluded West-facing rear garden, front garden and garage. Further features include double glazing and gas central heating.

- Four Bedrooms
- Ensuite Shower Room/Wc
- Garage
- West Aspect Rear Garden
- Summer House / Gym
- Accommodation Over 3 Levels
- Deceptively Spacious
- Goring By Sea









Double glazed front door opening to

#### Entrance Hall

Radiator, flat ceiling with down lights, door to

#### Kitchen

3.62 x 3.83 (11'10" x 12'6")

Excellent range of work surfaces with modern units fitted under. Inset one and a half bowl sink unit with mixer tap. Space and plumbing for washing machine. Range of matching wall cupboards. Wine rack. Fitted oven with four ring hob and stainless steel extractor above. Integrated fridge/freezer. Double glazed window and double glazed door to the side of the property.

#### Lounge

3.63 x 4.56 (11'10" x 14'11")

Radiator. Opens to;

#### Dining Room

3.78 x 3.44 (12'4" x 11'3")

With double glazed windows and double doors over looking and leading to the Westerly aspect rear garden. Space for dining table.

#### First Floor Landing

Staircase rising to the second floor.

#### Bedroom Two

4.09 x 3.30 (13'5" x 10'9")

Double glazed window. Radiator.

#### Bedroom Three

3.58 x 3.35 (11'8" x 10'11")

Double glazed window. Radiator. Built in cupboard housing boiler.

#### Bedroom Four

3.63 x 1.85 (11'10" x 6'0")

Double glazed window. Radiator.

#### Shower Room/Wc

Suite comprising double walk in shower cubicle, pedestal wash hand basin and low level Wc. Radiator. Part tiled walls. Obscure glass double glazed window.

#### Second Floor Landing

Door to

#### Bedroom One

5.20 x 4.20 (17'0" x 13'9")

Double aspect with double glazed window to rear and Velux window to front. Fitted drawer units. Electric wall mounted heater. Feature fitted bath with tiled surround.

#### Ensuite Shower Room/Wc

Suite comprising double walk in shower cubicle, vanity wash basin with cupboards under and low level flush Wc. Part tiled walls. Obscure glass double glazed window. Extractor.

#### Westerly Aspect Rear Garden

A secluded garden with artificial lawn and enclosed by fencing. There

is a large summerhouse, which has been previously used as an office but is currently being used as a gym. The gym equipment could be retained as part of the sale. A garden gate provides access through to the front of the property.

#### Front Garden

Gravelled to provide low maintenance.

#### Garage

Situated in the compound and benefits from a modern garage door that has a 4-bolt locking mechanism. The owner has verbally advised us there is also the ability to park in front of the garage.

#### Required Information

Council tax band: B

Draft version: 1

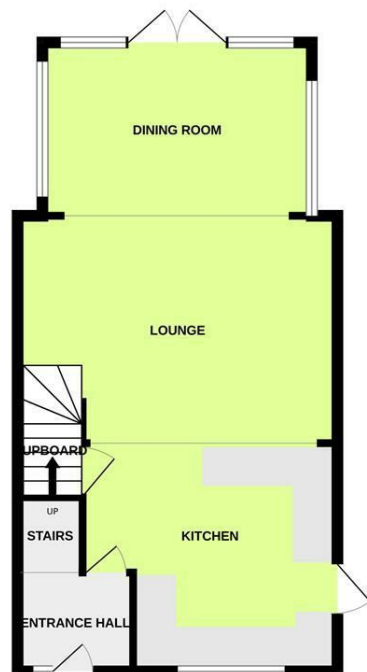
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



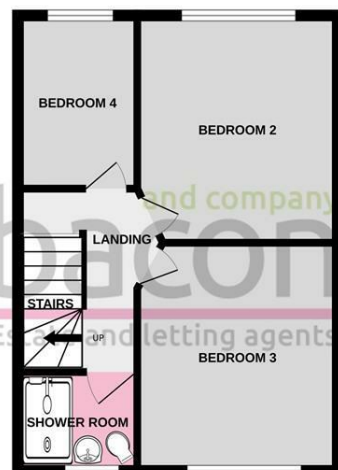




GROUND FLOOR



1ST FLOOR



2ND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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