



54 Rife Way, Worthing, BN12 5JX
Offers Over £350,000

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A modernised three bedroom terraced home situated in the sought after catchment of Ferring. The accommodation briefly comprises of an entrance porch, lounge, kitchen, dining room, second reception room, first floor landing, three bedrooms and family bathroom. Externally the property benefits from having a private rear garden and front garden. ***CHAIN FREE***





Entrance Porch

Accessed via solid Upvc door. Opening to:

Lounge

South aspect via double glazed window. Electric fire with surround. Radiator. Stairs rising to the first floor landing.

Dining Room

Under stairs storage cupboard. Levelled ceiling with inset spotlights. Radiator. Double glazing window. Opening into the kitchen area:

Kitchen

A recently fitted suite comprises of a stainless steel single drainer sink unit with mixer taps and storage below. Areas of roll top work surfaces with additional cupboards and drawers below. Matching shelved wall units. Space for



freestanding washing machine and fridge/freezer. Built in single oven with four ring electric hob over. Levelled ceiling with inset spotlights. Radiator.

Second Reception Room

Tiled flooring. Radiator. Velux window. Window seat. Double glazed window and doors leading to the rear garden.

First Floor Landing

Access to loft space.

Bedroom One

South aspect via double glazed window. Radiator. Space for freestanding wardrobes.

Bedroom Two

North aspect via double glazed window. Radiator. Built in cupboard housing the water tank and boiler.



Bedroom Three

South aspect via double glazed window. Radiator.

Bathroom

A recently re-fitted suite comprising of a panelled bath with electric power shower and mixer taps. Pedestal wash hand basin. Low level flush W.C. Tiled walls and flooring. Wall mounted heated towel rail. Obscure double glazed window.

Outside

Private Rear Garden

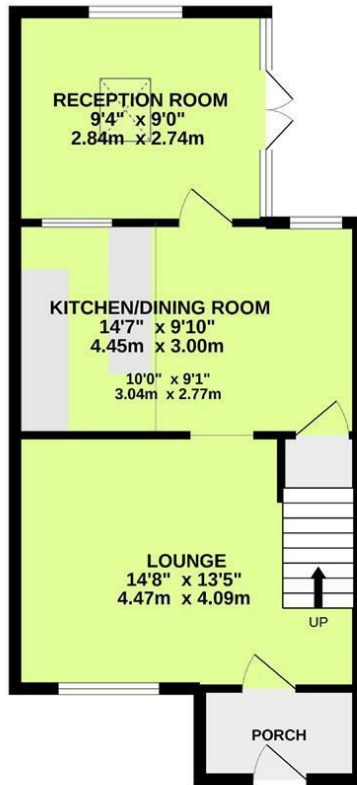
Mainly laid to lawn with initial patio area. Fencing to the rear with access gate. Access road to the rear of the property.

Front Garden

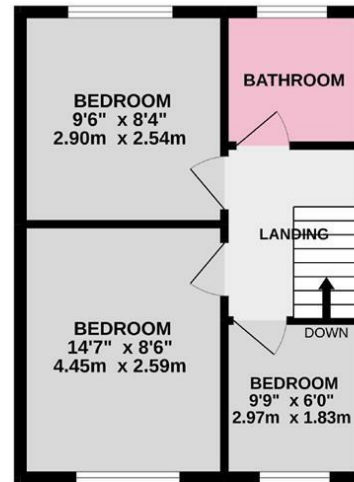
Lawned frontage with pathway leading to the front door.



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		88
(81-91) B		
(69-80) C	71	
(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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk