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57 Bolsover Road
Worthing BN13 1NR
Guide price
£400,000



Estate agents



Bacon and Company are delighted to offer this three bedroom semi detached house in a most popular residential area within close proximity to bus routes, Durrington station and Worthing leisure centre and popular shopping parades. The accommodation briefly comprises: entrance hall, 13'1 lounge, separate dining room, kitchen with double oven and hob, inner hall, first floor landing, three bedrooms, bathroom and a separate WC. The garage has been converted to a utility room/storage room but could easily be converted back to a garage. Externally there is a good size southerly aspect rear garden and off road parking at the front. The property has gas central heating and double glazing.



Entrance Hall

Staircase to first floor with under-stairs storage cupboard, coved ceiling, doors to:

Lounge

Coal effect gas fire with fireplace surround and shelving either-side with cupboards under, radiator, textured and coved ceiling, double glazed window to front.

Dining Room

Laminate flooring, radiator, coved ceiling, double glazed windows and french doors between to and overlooking the rear garden. Cupboard with fitted desk area.

Kitchen

Excellent range of worktop surfaces incorporating a single drainer sink unit and four ring gas hob with extractor and canopy over, split level double oven, matching range of wall cupboards and part tiled walls, space used for dishwasher, shelved larder cupboard, double glazed window overlooking the rear garden, stable door to:

Inner Hall

Part glazed door to front and rear and door to garage and conservatory.



Conservatory 3.18m x 2.90m (10'5" x 9'6")

First Floor Landing

Access to boarded loft space with light and ladder. Coved ceiling, recessed shelved airing cupboard with radiator, doors to:

Bedroom One

Two double and one single fitted wardrobes to one wall, radiator, double glazed window to rear.

Bedroom Two

Double glazed window to front, radiator, textured and coved ceiling.

Bedroom Three

Radiator, double glazed window, textured and coved ceiling, over stairs storage cupboard housing recently installed combination boiler.

Bathroom

Suite comprising panelled shaped bath with independent shower unit above and screen, pedestal wash hand basin, part tiled walls, radiator, inset lighting, double glazed window.

Separate W.C

Low level flush WC, double glazed window, textured and coved ceiling.



Outside

South-Facing Rear Garden

The rear garden is of popular SOUTHERLY ASPECT and mainly laid to lawn with patio area nearer the house and two sheds. Summer house. Outside tap.

Front Garden/Off Street Parking

Small lawned garden and tarmac driveway with off road parking for several cars giving access to :

Garage

With up and over door.

The garage has been converted into a utility/storage room with power used for a freezer and plumbing used for a washing machine. Window overlooking the rear garden and door to inner hall.

Tenure

Freehold

Council Tax Band

D

Local Authority

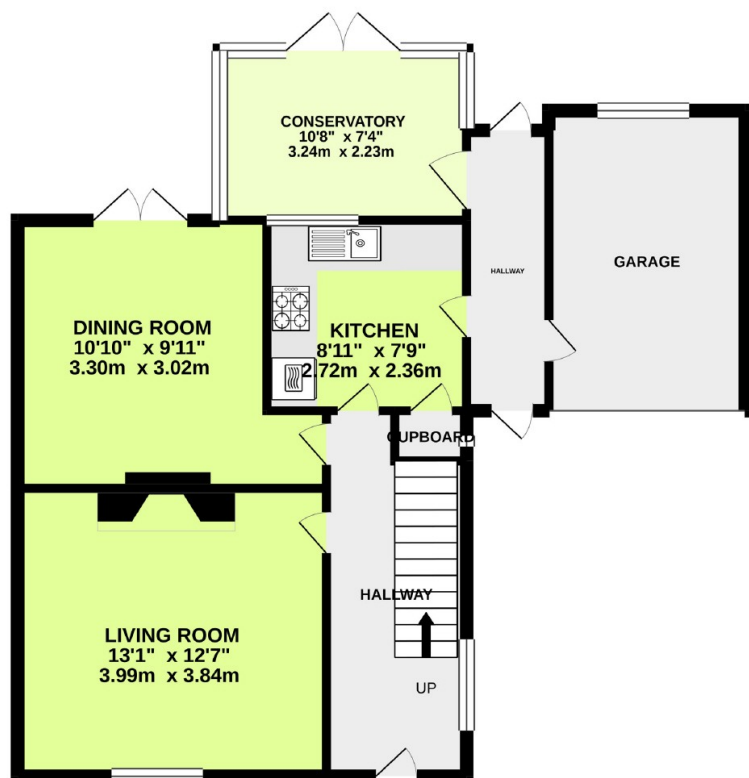
Worthing Borough Council



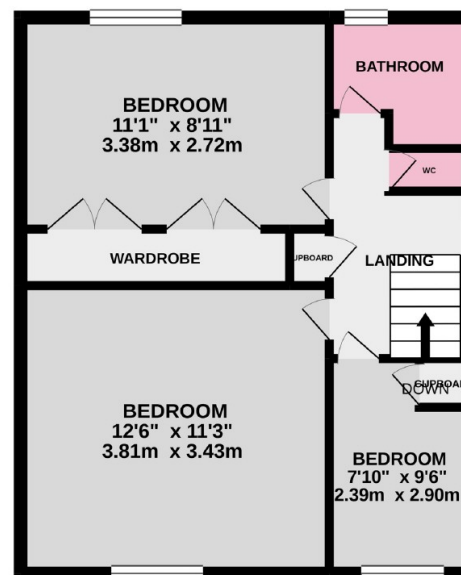




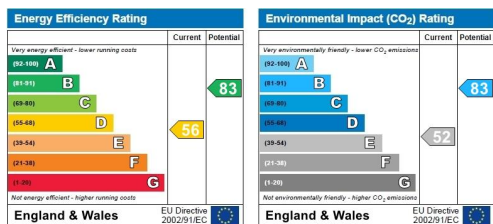
GROUND FLOOR



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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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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