

17 Mendip Crescent  
Worthing  
BN13 2LT



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS





## 17 Mendip Crescent

£425,000

### Entrance Porch

Enclosed part double glazed door and windows. Space for coats and shoes. Cat flap

### Entrance Hall

Cupboard for meters and consumer unit. Storage bench; double sockets; tower radiator. downlighters, dado rail, coving. Carpet.

### Lounge/Dining Room

Offering space for relaxing and dining, the lounge/dining room comprises: coving, laminate flooring, radiator with cover (dining room); modern fireplace (currently boarded); tiled hearth, wooden mantelpiece, double glazed window at front of property; double glazed doors leading to conservatory; sockets

### Conservatory

South-facing, overlooking the rear garden. Tower radiator. Currently used as a dining room. Double sockets x 2; DG Windows, Double glazed doors to rear garden. Carpet.

### Kitchen

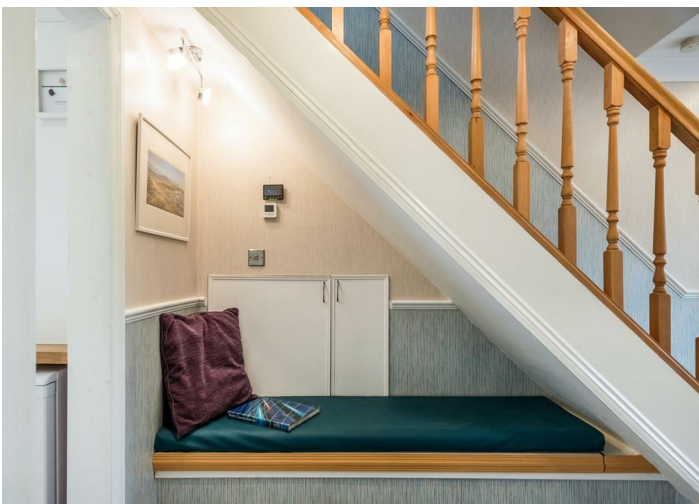
Double glazed windows with exterior awnings. Space for 2 fridges, 2 freezers, dishwasher, washing machine, tumble dryer. Space for 900 wide cooker. Extractor fan to exterior. Generous number of floor and wall cupboards, glass-fronted display cabinet, breakfast bar, door to conservatory, downlights, tiled flooring.

### Office/Ground Floor Bedroom 1

North - facing and currently used as an office for home-working. Double glazed window, sockets. Suitable for alternative uses STPP such as bedroom, games room, 'quiet room'.

### Stairs to first floor and landing

Light wood balustrade and dado rail to landing. Shelved linen cupboard, Downlighters. Carpet



### **Family Bathroom**

South facing; double glazed window, P-shaped bath with dual function shower system (drench and hand shower); low level WC. Handbasin with cupboard underneath. Heated towel rail, glass shelf, Fully tiles, with laminate flooring. Extractor fan.

### **Main Bedroom 2**

North - facing; 2 double glazed windows, sockets, over-stairs single storage cupboard; coving, single radiator. Ceiling mounted TV with remote control. Plum carpet

### **Bedroom 3**

South - facing with double glazed window. Single radiator, sockets, laminate flooring,

### **Bedroom 4**

North facing - double room with double glazed windows. Sockets and USB socket. Single radiator, Light grey carpet, dado rail and coving. Space for TV.

### **Bedroom 5**

South - facing; double glazed window, single radiator, sockets, space for TV, coving, grey fitted carpet

### **Garage**

Personal side door leading from rear garden into single garage with lighting and power. Currently used as storage.

### **Gardens**

Front garden - low walled, laid to lawn with shrubs and white gravel stoned path to front door.

Rear garden - accessed via side gate or via conservatory. Two delightful patio areas with seating - one boasts a gas-fired pit, and the second with seating covered by pergola.

Hosepipe and outside power. Lawned area with stepping stones.

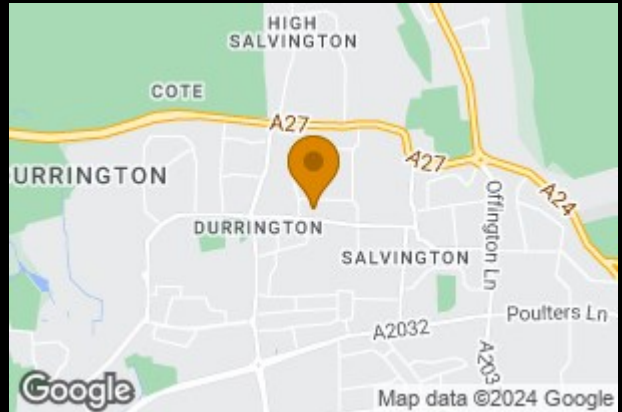
Local Authority  
 Worthing Borough Council  
 Worthing Borough Council  
 Council Tax Band  
 C  
 DETAIL:COUNCIL TAX BAND

Parking Zone

Directions  
 #P-DIRECTIONS  
 SALE TENURE  
 Freehold

EPC  
 73

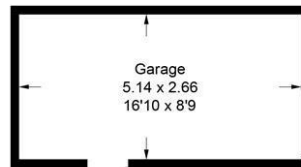
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

## 17 Mendip Crescent, Worthing

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 146 sq m / 1571 sq ft



**Outbuilding**  
 (Not Shown In Actual Location / Orientation)

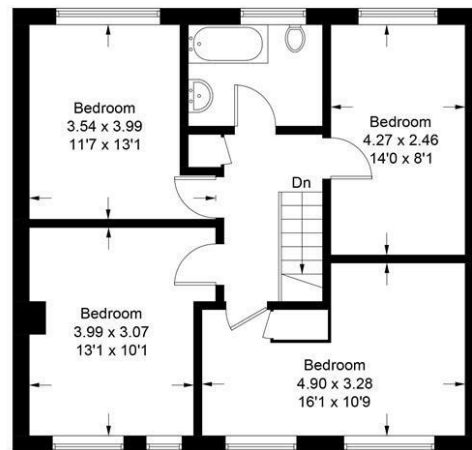
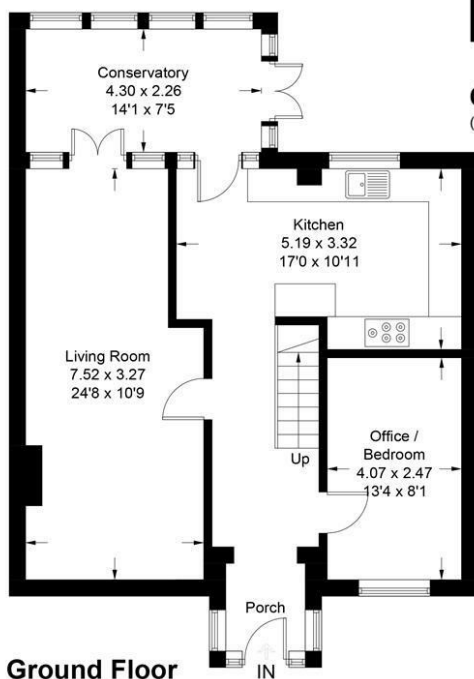


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074816)

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Callaways Sales  
North & South Studios 3  
Wilbury Grove  
Hove  
Brighton & Hove  
East Sussex

Contact

01273-735237

[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)

[www.callawaysestateagents.co](http://www.callawaysestateagents.co)

