



26 & 26A Salisbury Road, Worthing, BN11 1RD
Guide Price £500,000

and company
bacon
Estate and letting agents



Spacious period semi-detached house currently arranged as two self contained units in this popular Town Centre location. This versatile accommodation is an ideal opportunity for home and income, investment or to converted to a large family house. The ground floor flat comprises: private front door/entrance, entrance vestibule and entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom with separate wc. The first floor flat briefly comprises: private front door/entrance with stairs leading to first floor landing, lounge/diner, two double bedrooms and bathroom with separate wc. Although the property benefits from double glazing and gas fired central heating the first floor flat needs updating and the ground floor flat needs complete modernisation. Externally there is a walled front and rear garden and off street parking. CHAIN FREE

- CHAIN FREE
- Worthing Town Centre
- Semi Detached House
- Ground Floor Flat
- First Floor Flat
- Freehold
- In Need Of Modernisation





GROUND FLOOR FLAT (65 m2)

Private front door leading to:

ENTRANCE VESTIBULE

Part glazed door to:

ENTRANCE HALL

Radiator. Two large walk in storage cupboards.

LOUNGE/DINER

4.88m x 3.63m (16' x 11'11)

Tiled fire place with fitted gas fire. Double glazed windows. Radiator.

KITCHEN

3.58m max x 2.16m max (11'9 max x 7'1 max)

Comprising of work tops with single drainer stainless steel sink with mixer tap. Range of base and eye level wall units. Shelved larder. Radiator. Double glazed window.

BEDROOM ONE

3.58m x 3.58m (11'9 x 11'9)

Storage cupboard/wardrobe. Radiator. Double glazed window. Glazed door to SUN LOGGIA with glazed door to garden.

BEDROOM TWO

4.09m x 2.74m (13'5 x 9'0)

Radiator. Double glazed window.

BATHROOM

Part tiled. Panelled bath. Pedestal wash hand basin. Cupboard housing 'Valliant' gas fired boiler supplying central heating and hot water. Double glazed window.



SEPARATE WC

Low level flush wc. Window.

FIRST FLOOR FLAT (71 m2)

Private front door leading to:

ENTRANCE HALL

With stairs leading to.

FIRST FLOOR LANDING

Radiator. Walk in storage cupboard. Access via pull down ladder to loft space with 'Velux' double glazed window.

LOUNGE/DINER

4.88m x 3.63m (16' x 11'11)

Tiled fire place with fitted gas fire. Radiator. Double glazed window. Cornice ceiling.

KITCHEN/BREAKFAST ROOM

3.76m x 2.69m (12'4 x 8'10)

Comprising of roll top work surfaces with inset single drainer stainless steel unit with mixer tap. Range of base units comprising of cupboards and drawers. Matching eye level wall units. Space and plumbing for washing machine. 'Worcester' gas fired boiler supplying gas central heating and hot water. Radiator. Double aspect with two double glazed windows.

BEDROOM ONE

4.09m x 3.76m (13'5 x 12'4)

Alcove with fitted wardrobe. Cornice ceiling. Radiator. Two double glazed windows.

BEDROOM TWO

3.56m x 3.56m (11'8 x 11'8)

Radiator. Double glazed window.



BATHROOM

Comprising of panelled bath with telephone style mixer tap/shower attachment. Pedestal wash hand basin. Double glazed window. Radiator. Shelved storage cupboard.

SEPARATE WC

Low level wc. Wash hand basin. Double glazed window.

OUTSIDE

WALLED FRONT GARDEN

Paved for ease and maintenance with flower borders. Side wooden gate to:

WALLED REAR GARDEN

Paved for ease and maintenance with gravelled areas. Flower beds and borders. Brick built storage shed.

PRIVATE DRIVE

Providing off road parking. Double wrought iron gates.

COUNCIL TAX BAND

Council tax band:

Ground Floor: Band B

First Floor: Band B

Version: 1

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





TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.
 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		
(81-91)	B		
(69-80)	C		
(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.

