



2 Brookdean Road, Worthing, BN11 2PB
Guide Price £385,000

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A two bedroom semi detached bungalow with a garage and off road parking located in East Worthing. Briefly the accommodation comprises: entrance porch, entrance hall, 21'3 open plan lounge/dining room, conservatory, kitchen, two bedrooms and bathroom/wc. Externally there is a garage, off road parking, front and rear garden. The property is ideally situated within walking distance of the seafront also being within close proximity of local shops, school catchment, various public transport links and access to the A259.

- Popular East Worthing Location
- Semi Detached Bungalow
- Two Bedrooms
- Kitchen
- Modern Bathroom/wc
- Open Plan Lounge/Diner
- Garage
- Front & Rear Garden
- Driveway





Entrance Porch

UPVC front door and window. Internal door to:

Entrance Hall

Radiator. Access hatch to loft. (Potential for loft conversion subject to usual planning consents) Levelled and coved ceiling.

Open Plan Lounge/Diner

6.48m x 3.56m (21'3 x 11'8)

Double glazed window to front. Glazed window and French doors to conservatory. Two radiators. Multi fuel burner. Exposed floor boards. Levelled and coved ceiling. Space for lounge and dining room furniture.

Conservatory

5.38m x 2.18m (17'8 x 7'2)

Double glazed windows and French doors overlooking and leading to rear garden. Tiled floor. Radiator. (Potential for further extension to the ground floor, subject to usual planning consents)

Kitchen

3.86m max x 2.44m (12'8 max x 8')

Work surface having inset stainless steel sink with twin draining boards and tiled splashback. Range of matching

cupboards, drawers and wall units. Space and plumbing for washing machine. Space for fridge/freezer. Gas oven and hob. Pantry. Storage cupboard housing gas boiler and providing space for tumble dryer. Radiator. Vinyl flooring. Double glazed door and window to side. Levelled ceiling.

Bedroom One

3.58m x 3.43m into bay (11'9 x 11'3 into bay)

Double glazed bay window to front. Radiator. Laminate flooring. Levelled and coved ceiling.

Bedroom Two

2.59m x 2.36m (8'6 x 7'9)

Glazed window. Radiator. Level and coved ceiling.

Bathroom/wc

1.75m x 1.75m (5'9 x 5'9)

'P' shaped bath with wall mounted shower controls and glazed screen. Round bowl wash hand basin with mixer tap and storage below. Low level flush wc. Two ladder style radiators. Double glazed window. Wall mounted mirror with LED back light and shaver socket. Tiled walls and flooring. Levelled ceiling. Inset ceiling spotlights. Extractor fan.

Outside

Rear Garden

Mostly laid to lawn with patio area. Two timber storage sheds. Borders of mature shrubs and bushes. Enclosed by 6ft fence and brick wall to side and rear.

Front Garden

Mostly laid to lawn. Enclosed by low wall. Side access gate. Pathway leading to front door.

Driveway

Providing off road parking for one vehicle.

Garage

Electric roller door. Power and light. Personal door to side.

Tenure and Council Tax Band

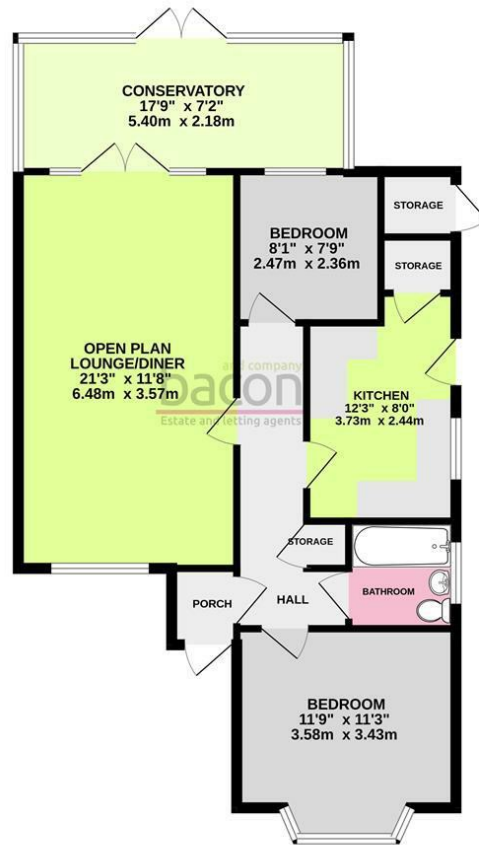
Tenure: Freehold

Council tax band: Band C

Version: 1

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

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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			71
(55-68) D		52	
(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.



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