



169 Park Road, Worthing, BN11 2AL
Guide Price £525,000

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A double bay fronted, four bedroom terrace home having three reception rooms and West aspect rear garden located in Worthing Town Centre. Briefly the accommodation comprises: entrance hall, open living/dining room, breakfast room, kitchen, utility room, shower room/wc, landing, separate wc and four double bedrooms. Externally the property benefits from a West aspect rear garden and front garden. Although the property benefits from some original feature as well as double glazing and gas fired central heating the property would benefit from modernisation and refurbishment. CHAIN FREE.

- CHAIN FREE
- Central Worthing
- Mid Terrace Family Home
- Double Bay Fronted
- Four Double Bedrooms
- Three Reception Rooms
- Shower Room/wc
- Kitchen & Utility Room
- West Aspect Rear Garden





Front door to:

Entrance Hall

Stain glass secondary door. Original features comprising cornice ceiling coving and high level skirting boards. Understairs storage cupboard. Radiator.

Open Lounge/Dining Room

7.92m into bay x 3.35m (26' into bay x 11')

Dual aspect. Glazed sash bay window to front. Double glazed French doors to rear garden. Gas coal effect fireplace with mantle surround. Two radiators.

Breakfast Room

4.37m x 3.10m (14'4 x 10'2)

Gas fire place. Glazed sash bay window. Radiator. Serving hatch into:

Kitchen

3.73m x 2.92m (12'3 x 9'7)

Roll top work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 4 ring gas hob. Fitted gas oven. Space and plumbing for washing machine. Range of matching pine base units comprising of cupboards and drawers. Further matching eye level wall units. Double glazed window overlooking rear garden. Radiator. Opening to:

Utility Room

2.31m x 1.55m (7'7 x 5'1)

Roll edge work surface. Space for under counter fridge/freezer. Space for condensing tumble dryer. Double glazed window. Double glazed door to GARDEN.

Shower Room/wc

White suite comprising: Step in shower tray with tiled surround and wall mounted controls with shower over. Pedestal wash hand basin. Close coupled wc. Ladder style towel radiator. Double glazed window. Tiled floor.

Stairs from entrance hall to:

Landing

Split level landing. Access hatch to loft. Double glazed window. Radiator.

Bedroom One

4.39m x 4.37m (14'5 x 14'4)

Glazed sash bay window to front. Further sash window to side. Original cast iron fireplace with tiled inset and mantle surround. Radiator.

Bedroom Two

4.42m x 3.25m (14'6 x 10'8)

Glazed sash bay window to front. Radiator.

Bedroom Three

3.73m x 2.97m (12'3 x 9'9)

Double glazed window overlooking rear garden. Radiator.

Bedroom Four

3.68m x 3.28m (12'1 x 10'9)

Double glazed window overlooking rear garden. Original cast iron fireplace with tiled inset and mantle surround. Radiator.

WC

Close coupled wc. Double glazed window. Wall mounted gas boiler supplying gas central heating and hot water.

Outside

Front Garden

Paved for ease and maintenance. Paved for ease and maintenance.

West Aspect Rear Garden

Paved for ease and maintenance. Mostly shingled. Walled surround. Rear access. Outside STORAGE CUPBOARD.

Tenure and Council Tax Band

Tenure: Freehold

Council tax band: Band C

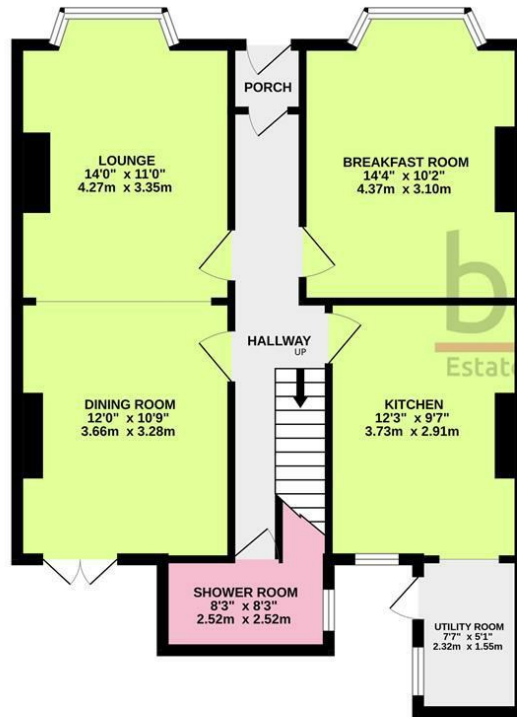
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

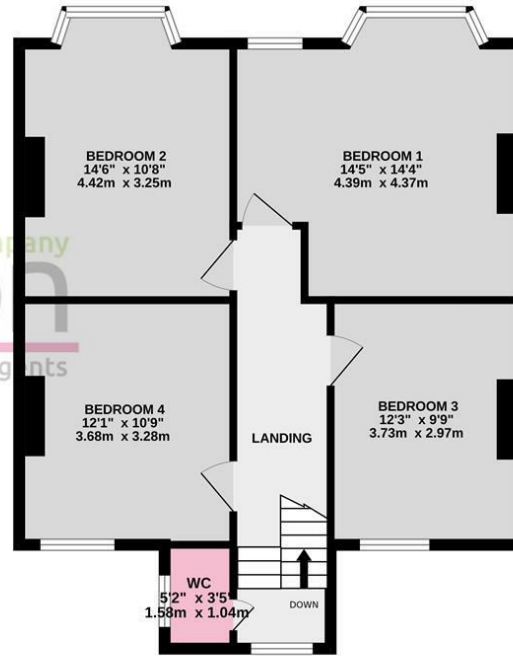
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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



FIRST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

