

2 Brantwood Cottages 85a Rowlands Road, Worthing, BN11 3JX Guide Price £630,000

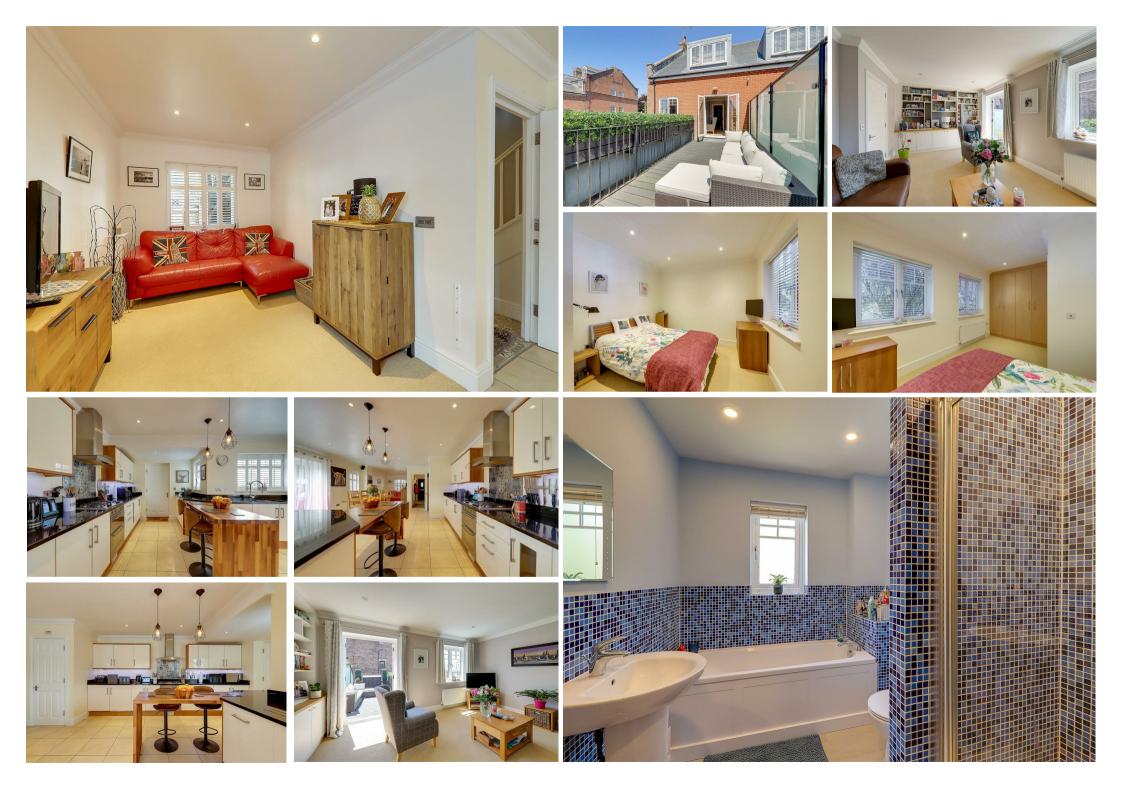




A delightful and unique three double bedroom semi-detached town house located in Central Worthing being close to shops, school catchment and seafront promenade. Deceptively spacious the accommodation comprises: entrance hall, ground floor wc, open plan kitchen/breakfast room, dining room, living room, three double bedrooms, family bathroom and ensuite. Externally the property benefits from south aspect sun terrace, west facing side garden, garage and off road parking for one vehicle.



- Worthing Town Centre
- Semi Detached
- West Facing Garden
- South Facing Sun Terrace
- Garage and Parking
- Three Double Bedrooms
- Three Reception Rooms
- Family Bathroom and Ensuite



## **GROUND FLOOR**

Double glazed painted oak door to:

## **Entrance Hall**

Radiator.

## Cloakroom

Close coupled wc. Pedestal wash hand basin with mixer tap. Radiator. Half tiled walls. Double glazed window. Extractor fan.

## Open Plan Kitchen/Breakfast Room

6.50m max x 4.80m (21'4 max x 15'9) Granite work surface having inset 'Franke' 1 1/2 bowl stainless steel sink with swan neck mixer tap. 5 ring gas hob with extractor cooker hood over. Fitted 'Smeg' double oven/grill. Intergrated appliances including: under counter fridge and freezer, washing machine and 'Hisense' dishwasher. Excellent range of matching cupboard and drawers. Matching eye level wall units with concealed LED lighting underneath. Additional oak breakfast bar. Wall mounted 'Valliant' combination boiler supplying gas central heating and hot water. Tiled floor. Inset ceiling spotlighting. Three double glazed windows. Double glazed french doors to GARDEN. Radiator. Undertairs storage cupboard. Door to GARAGE. Opening to:

#### **Dining Room**

3.56m x 2.46m (11'8 x 8'1) Double glazed window to front. Inset ceiling spotlighting. Radiator.

Stairs from entrance hall to:

## **FIRST FLOOR**

Landing Radiator.

## Living Room

4.80m x 3.48m (15'9 x 11'5)

Double glazed window. Double glazed french doors to SUN TERRACE. Radiator. Built in display shelving and cupboards. Inset ceiling spotlighting.

#### **Bedroom One**

4.80m into wardrobe x 3.12m (15'9 into wardrobe x 10'3)

Two double glazed windows to front. Radiator. Inset ceiling spotlighting, Built in double wardrobe with shelving and hanging rail.

# Family Bathroom/wc

2.62m x 1.91m (8'7 x 6'3)

White suite comprising: panelled bath with mixer tap. Separate step in shower tray with glazed screen and wall mounted controls. Pedestal wash hand basin with mixer tap. Close coupled wc. Ladder style towel radiator. Double glazed window. Shaving socket. Inset ceiling spotlighting. Part tiled walls.

Stairs from first floor landing to:

## **SECOND FLOOR**

Landing

Access to loft via hatch. Circular sun tunnel.

## **Bedroom Two**

4.11m max x 3.76m max (13'6 max x 12'4 max) Double glazed window to rear. Radiator. Inset ceiling spotlighting. Recessed double wardrobe with shelving and hanging rail.

## **Bedroom Three**

4.11m into wardrobe x 3.12m max (13'6 into wardrobe x 10'3 max)

Double glazed window to front. Radiator. Inset ceiling spotlighting. Built in wardrobe with shelving and hanging rail. Recessed storage cupboard.

## **Modern Ensuite**

2.62m max x 1.70m (8'7 max x 5'7) Recently fitted comprising: Step in shower tray with glazed screen, wall mounted controls and over head rainfall shower. Vanity unit with drawers, wash hand basin and mixer tap. Concealed low level flush wc. Fully tiled walls. Wall mounted shelved cupboard. Mirror with conceled lighting. Double glazed window. Inset ceiling spotlighting. Chrome ladder style radiator. Jack and Jill doors opening to Bedrooms Two and Three.

## OUTSIDE

## South/West Facing Sun Terrace

Composite grey decking. Space for outdoor furniture.

## West Facing Garden

Paved for ease and maintenance. 6ft fence surround. Borders of mature trees and bushes. Pathway to front. Side gate to:

## Parking

Off road parking for one vehicle. Leading to:

## Garage

5.59m x 2.77m (18'4 x 9'1) Up and over electric door. Power and light.

## Council Tax Band

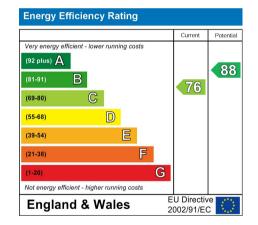
Council tax band: Band E

Version: 1

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







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.

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY 01903 521000 worthing@baconandco.co.uk

GROUND FLOOR

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorolan contained here, measurements White every attempt has been indue to ensure the accuracy or in through an contained in terr, measurements of cloose, whorks, comors and any other items are approximate and on expensibility 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 applicances shown have no been tested and no guarantee as to their openability or efficiency can be given. Made with Metropic 62023

1ST FLOOR

BATHROOM

2ND FLOOR

BEDROOM TWO

BEDROOM THREE

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