



77 Greenland Road, Worthing, BN13 2RW  
Guide Price £325,000

and company  
**bacon**  
Estate and letting agents



A three bedroom detached family home located in the popular area of Salvington. Accommodation briefly comprises; entrance porch, hallway, ground floor W.C, kitchen/breakfast room, lounge/dining room, conservatory, first floor landing, three bedrooms and a bathroom/W.C. Externally the home offers off road parking and a garage located in a nearby compound. Benefits include gas fired central heating, double glazed windows and viewing is recommended to appreciate the potential of this home.

- Detached Family Home
- Three Bedrooms
- Ground Floor Cloakroom
- Off Road Parking
- Garage In Compound
- Conservatory
- Salvington Location
- Viewing Recommended





### Entrance Porch

Accessed via a wooden front door with single glazed windows.

### Hallway

Two storage cupboards. Radiator.

### Ground Floor W.C

Low level W.C. Wall mounted wash hand basin with mixer taps and tiled splash back. Obscured double glazed window.

### Lounge/Dining Room

5.59m x 4.14m (18'4 x 13'7)  
electric fireplace. Radiator. Sliding double glazed doors leading to rear garden.

### Conservatory

3.12m x 2.97m (10'3 x 9'9)  
Double glazed with sliding doors leading to rear garden.

### Kitchen/Breakfast Room

3.66m x 3.02m (12' x 9'11)  
Fitted kitchen comprising; one and a half bowl single



drainer sink unit with mixer taps and cupboard under. Areas of roll top work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated four ring gas hob with extractor over and separate integrated oven. Integrated dishwasher. Space for washing machine. Space for fridge/freezer. Double glazed window and single glazed door providing side access. Tiled walls.

### First Floor Landing

Double glazed window. Airing cupboard housing hot water tank.

### Bedroom One

3.68m x 3.66m (12'1 x 12)  
Fitted wardrobes with hanging space and matching fitted drawers. Radiator. Double glazed window. Access to loft.

### Bedroom Two

3.99m x 3.66m (13'1 x 12')  
Fitted wardrobes with hanging space. Radiator. Double glazed window.



### Bedroom Three

2.11m x 1.96m (6'11 x 6'5)  
Fitted wardrobe with hanging space. Radiator. Double glazed window.

### Bathroom/W.C

Fitted suite comprising; panelled bath with shower attachment. Pedestal wash hand basin. Low level flush W.C. Obscured double glazed window. Part tiled walls.

### Externally

#### Front Garden

Laid to lawn with tree and shrub borders. Shared access to rear garage compound. Off road parking.

#### Rear Garden

Blocked paved for easy maintenance. Two side access points via secure gates. Garden shed. Tree and shrub borders.

#### Garage

Located in a nearby compound. Up and over door.

#### Council Tax

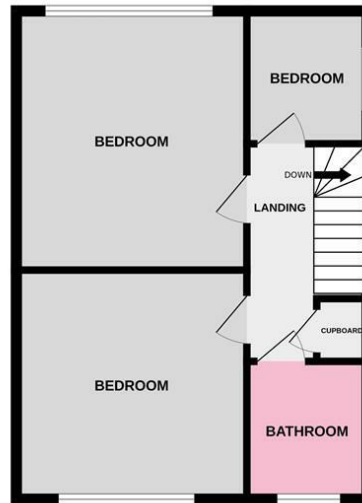
Council tax band E



GROUND FLOOR



1ST FLOOR



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) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            | <b>83</b> |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | <b>47</b>                  |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>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.

