



16 Roedean Road, Worthing, BN13 2BP
Guide Price £500,000



An extended four bedroom detached family home offering versatile accommodation and located close to local shops and public transport. Accommodation briefly comprises; entrance porch, hallway, bay fronted lounge, kitchen, extended family room, ground floor bedroom, inner lobby leading to office, ground floor shower room, first floor landing, three bedrooms, a kitchen/breakfast room and a bathroom/w.c. Externally the home offer gardens to three sides and off road parking via double gates. Benefits include gas fired central heating, double glazed windows and viewing is recommended to appreciate the overall size and potential of this property.

- Detached Family Home
- Extended
- Four Bedrooms
- Two Bathrooms
- Off Road Parking
- Versatile Accommodation
- Gardens To Three Sides
- Viewing Recommended



Porch

Accessed via a part glazed door. Double glazed window. Door to;

Entrance Hall

Fitted storage cupboard. Stairs rising to first floor.

Lounge/Dining Room

6.58m x 5.36m (21'7 x 17'7)

Bay fronted double glazed window. Double glazed door leading to side garden. Radiator.

Kitchen

3.89m x 3.71m (12'9 x 12'2)

Fitted kitchen comprising; one and a half bowl single drainer sink unit with storage below. Areas of work surface with additional cupboards and drawers below. Matching wall mounted units. Space for five ring 'Rangemaster' cooker with extractor over. Space for washing machine and fridge/freezer. Central island with additional work surface and space for approximately two stools. Double glazed window. Tiled walls. Opening to;

Family Room

Double glazed window and sliding doors overlooking and leading to rear garden.

Ground Floor Bedroom

4.32m x 3.28m (14'2 x 10'9)

Sliding double glazed doors overlooking and leading to rear garden. Radiator.

Inner Lobby

Fitted storage cupboards.

Office

Two obscured double glazed windows.

Ground Floor Shower Room

Fitted suite comprising step in shower cubicle with shower attachment. Wall mounted wash hand basin. Close coupled W.C. Tiled floor and walls.

First Floor Landing

Access to loft. Storage cupboard. Double glazed window.

Kitchen

Range of work surfaces with cupboards and drawers fitted under and matching wall cupboards above. Inset single bowl and drainer sink unit and mixer tap. Laminate flooring. Space for freestanding washing machine, dishwasher, fridge/freezer and oven. Built in storage cupboard, two double glazed windows.

Bedroom One

Range of fitted furniture which includes wardrobes and overhead storage. Radiator. Two double glazed windows. Picture rail.

Bedroom Two

Built in cupboard. Radiator. Double glazed window. Picture rail.

Bedroom Three

Double glazed window.

Bathroom/W.C

Panelled bath, step in corner shower with glass shower screen. Pedestal wash hand basin and low level flush Wc. Fully tiled walls. Laminate flooring. Two double glazed obscure glass windows.

Externally

Front Garden

Walled to the front and accessed via a gate. Pathway leading to porch. Mainly laid to lawn with central feature.

Side & Rear Gardens

Fully paved for easy maintenance. Covered storage area. Fenced to three sides. Gate leading to front garden.

Off Road Parking

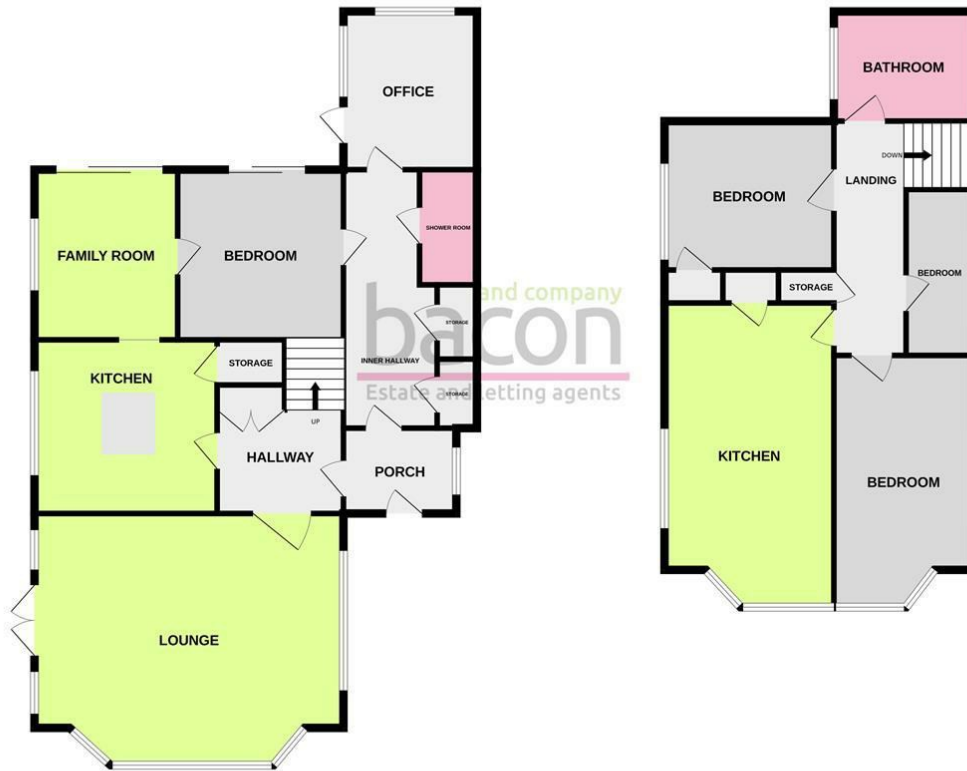
Double gates leading to a hardstand area providing off road parking.

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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Estate and letting agents

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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