



79 St. Andrews Road, Worthing, BN13 1HP
Guide Price £395,000

and company
bacon
Estate and letting agents



A three bedroom semi detached bungalow forming part of both a sought after road and catchment area of Tarring. The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, conservatory, three bedrooms, bathroom/w.c, loft, garden cabin, private driveway and West aspect rear garden.

- Semi Detached Bungalow
- Sought After Tarring Area
- Three Bedrooms
- Extended Lounge/Dining Room
- Conservatory
- West Aspect Rear Garden
- Feature Garden Cabin
- No Onward Chain





Enclosed Entrance Porch

2.44m x 0.61m (8'0 x 2'0)

Accessed via a double glazed front door. North, South and East aspect double glazed windows. Inner part glazed wooden door to reception hall.

Reception Hall

4.78m x 0.89m (15'8 x 2'11)

Radiator. Levelled ceiling with spotlights and access to loft space.

Lounge/Dining Room

5.61m max x 5.54m max (18'5 max x 18'2 max)

Dual aspect via South facing obscure glass double glazed window and West aspect double glazed sliding doors to the conservatory. Fireplace with raised hearth, surround and mantle over. Radiator. Meter cupboard. Coved ceiling. NB: Room narrows to 13'2 in width and 14'5 in depth.

Kitchen

4.22m x 2.39m (13'10 x 7'10)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over. Fitted oven and grill. Space for washing machine, upright fridge/freezer and further appliance. Part tiled walls. Two fitted breakfast bar areas. Wood laminate flooring. Cupboard housing the homes wall mounted boiler.



Coved ceiling. West aspect double glazed window and door to rear garden.

Conservatory

2.82m x 2.21m (9'3 x 7'3)

Dual aspect via South and West facing double glazed windows. Pitched polycarbonate roof with opening vent. Tiled flooring, Double glazed door to rear garden.

Bedroom One

4.24m into bay x 3.33m (13'11 into bay x 10'11)

East aspect via a double glazed bay window. Radiator. Feature wall. Picture rail. Coved ceiling.

Bedroom Two

4.24m into bay x 3.00m (13'11 into bay x 9'10)

East aspect via a double glazed bay window. Radiator. Levelled ceiling.

Bedroom Three

3.23m x 2.62m (10'7 x 8'7)

North aspect double glazed window. Radiator. Levelled and coved ceiling.

Inner Hall

1.63m x 0.71m (5'4 x 2'4)

Coved ceiling. Dimmer switch. Door to bathroom.



Bathroom/W.C

2.67m x 1.52m (8'9 x 5'0)

Re-fitted suite comprising of a shaped panelled bath with mixer taps and having shower head, shower attachment and shower screen over. Wall mounted wash hand basin with mixer tap and set into vanity unit. Concealed push button w.c. Chrome ladder design radiator. Part tiled walls. Tiled flooring. Levelled ceiling with spotlights and extractor fan. Two obscure glass double glazed windows.

OUTSIDE

Private Driveway

Providing off street parking for two to three vehicles. Side access to rear garden.

Rear Garden

West facing with the first area of garden having two patio areas, one paved and one wood decked and each offering space for garden table and chairs. The majority of area is then laid to lawn with slate borders. Wood storage shed. Paved stepping stones to the cabin.

Garden Cabin

5.99m x 4.72m (19'8 x 15'6)

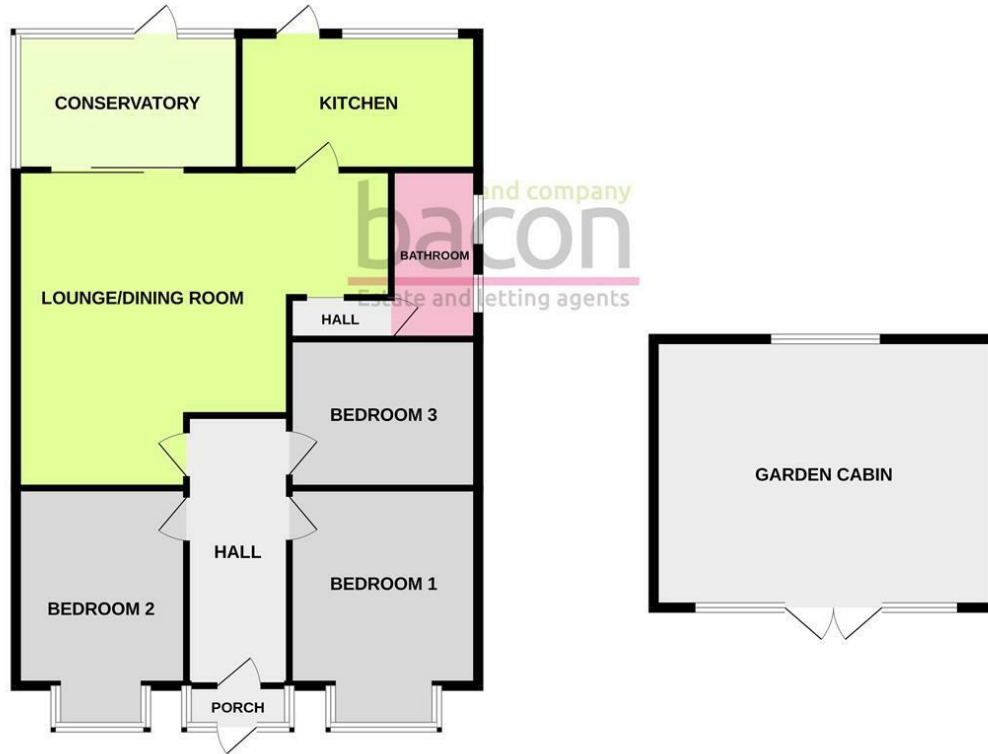
Timber construction and insulated and providing as an ideal area to work from home, home bar, games room, gym etc. Dual aspect via one West and two East facing double glazed windows. Power and light. Four wall light points. Double glazed French doors to the rear garden.

Council Tax

Council Tax Band C



GROUND 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) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(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.

