



14 Poulters Lane, Worthing, BN14 7SP  
Offers In Excess Of £575,000

and company  
**bacon**  
Estate and letting agents



A well presented and extended four double bedroom detached family home located in the popular Offington area. Accommodation briefly comprises; entrance hall, extended lounge, office, ground floor bedroom, dining room, kitchen, ground floor wc, first floor landing, three bedrooms and a bathroom/wc. Externally the home offers off road parking to the front, a private rear garden and a garage. Benefits include gas fired central heating, double glazed windows, has recently been re-carpeted and is being offered chain free. Viewing highly recommended to appreciate the overall size of this home.

- Detached Family Home
- Extended
- Four/Five Bedrooms
- Garage
- Off Road Parking
- Offington Location
- Vacant Possession
- Viewing Recommended





### Entrance Hall

Accessed via a double glazed door. Radiator. Stairs rising to first floor.

### Extended Lounge

6.91m x 4.29m (22'8 x 14'1)

Double glazed window and double glazed sliding doors leading to rear garden. Two radiators.

### Office

2.97m x 2.62m (9'9 x 8'7)

Double glazed window. Radiator.

### Ground Floor Bedroom

3.81m x 3.25m (12'6 x 10'8)

Two double glazed windows. Radiator. Understairs cupboard with meters and a double glazed window. Fitted cupboards.

### Dining Room

3.30m x 2.77m (10'10 x 9'1)

Double glazed window. Radiator. Cupboard.

### Kitchen

4.52m x 2.87m (14'10 x 9'5)

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 double oven and induction hob with extractor over. Space for 'American' style fridge/freezer. Space and plumbing for washing machine and tumble dryer. Two double glazed windows and double glazed door leading to rear garden. Wall mounted boiler. Inset spotlights.

### Ground Floor WC

Close coupled wc. Wall mounted wash hand basin. Double glazed window.

### First Floor Landing

Cupboard. Access to loft.

### Bedroom One

3.84m x 3.12m (12'7 x 10'3)

Two double glazed windows. Radiator.

### Bedroom Two

3.63m x 2.64m (11'11 x 8'8)

Four double glazed windows. Radiator.

### Bedroom Three

2.67m x 2.57m (8'9 x 8'5)

Fitted wardrobes. Double glazed window. Radiator.

### Bathroom/wc

Fitted suite comprising; panelled bath with shower attachment. Close coupled wc. Pedestal wash hand basin with mixer taps. Chrome ladder style radiator. Double glazed window. Cupboard housing water tank.

### Externally

#### Front Garden

Laid to lawn with shrub borders. Off road parking for several cars

#### Rear Garden

Mainly laid to lawn with additional patio area. Shrub and flower borders. Outside tap. Side access. Shed.

#### Garage

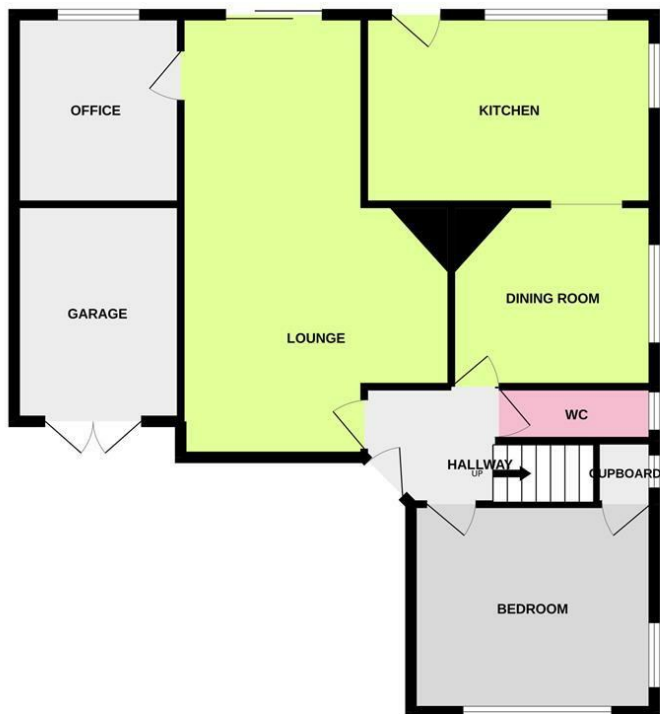
Wooden barn style doors. Power and lighting.

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

