



94 Marlowe Road, Worthing, BN14 8EZ  
Guide Price £475,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this deceptively spacious four bedroom extended end of terrace family home, in brief the property consists of a large entrance hallway, modern fitted Howdens kitchen, open plan lounge / diner and lean to on the ground floor, the first floor has 3 double bedrooms, a single and a family bathroom there is also further potential for extension in the loft, to the side and to the rear (STNPC).

Externally the property benefits from a single garage with up and over door, power and lighting, further double garage with mechanics pit already in place, off street parking for multiple vehicles, the rear garden is a spacious plot with various seating areas and is a real sun trap. to top it all off the vendor has also found a property to purchase with no on-ward chain and will be available to move June / July.

- Extended End Of Terrace Family Home
- Four Bedrooms
- Open Plan Lounge / Diner
- Modern Fitted Kitchen
- Double Garage With Mechanics Pit & Seperate Single Garage
- Spacious Plot
- Off Street Parking For Multiple Vehicles
- Vendor Suited



#### Entrance Hallway

3.40m x 2.18m (11'2 x 7'2)

Composite front door, carpeted floor, various power points, stairs to first floor, single light fitting, door to;

#### Kitchen / Breakfast Room

5.49m x 3.71m (18' x 12'2)

Tile effect vinyl flooring, square edge worktops with cupboards below and matching eye levels cupboards with a high gloss finish, breakfast bar with seating for four, space and provision for washing machine, space for free-standing fridge freezer, space for rangemaster style double oven with extractor fan above, two PVCU double glazed windows, PVCU double glazed stable door leading out onto rear garden, various power points, single radiator, two ceiling mounted striplights, inset single drainer sink unit with mixer tap, door to;

#### Lounge / Diner

7.98m x 3.63m (26'2 x 11'11)

Carpeted floor, two ceiling mounted light fittings, PVCU double glazed window, two radiators, PVCU double glazed french doors opening into lean to extension, feature fireplace with brick surround having a gas insert, various power points, television point, smoke detector.

#### Lean To

3.05m x 2.39m (10 x 7'10)

Carpeted floor, single radiator, aluminium framed doors leading out onto rear garden.



#### First Floor Landing

2.46m x 1.88m (8'1 x 6'2)

Carpeted floor, loft hatch access with drop down ladder, single light fitting.

#### Bedroom One

3.89m x 3.53m (12'9 x 11'7)

Laminate floor, single radiator, various power points, television point, PVCU double glazed window, single light fitting.

#### Bedroom Two

3.71m x 3.53m (12'2 x 11'7)

Carpeted floor, single radiator, PVCU double glazed window, single light fitting, textured ceiling, various power points.

#### Bedroom Three

3.30m x 2.87m (10'10 x 9'5)

Carpeted floor, various power points, television point, single radiator, PVCU double glazed window, single light fitting, skimmed ceiling.

#### Bedroom Four

2.31m x 2.26m (7'7 x 7'5)

Laminate floor, single radiator, PVCU double glazed window, single light fitting, various power points.

#### Family Bathroom

2.24m x 2.06m (7'4 x 6'9)

Vinyl floor, panel enclosed bath with shower attachment off the taps, pedestal hand wash basin with hot and cold taps, low flush WC, PVCU double glazed obscured glass window, wall mounted vanity unit with mirrored front, single radiator, fully tiled walls.



#### Outside

##### Front Garden

Mainly laid to off street parking for 3 plus vehicles, pea shingle area with various flower and shrub borders, external electric point.

##### Rear Garden

Patio area, stepping onto artificial lawned area having various mature shrub and flower borders, timber built shed, external power sockets, fence and wall enclosed, gated side access.

##### Integral Garage

5.16m x 2.92m (16'11 x 9'7)

Having an up & over door, power and lighting with single glazed window, various recessed shelving units.

##### Double Garage

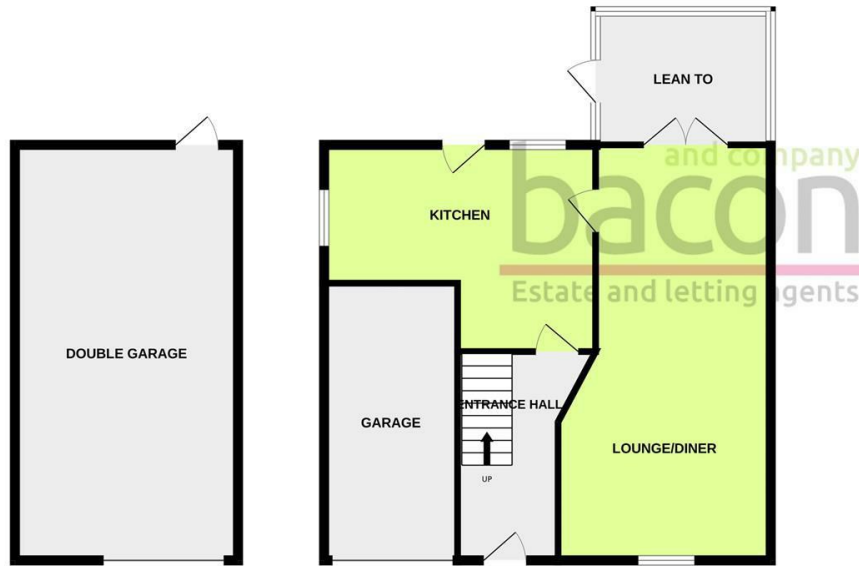
4.93m x 4.37m (16'2 x 14'4)

Having an up & over door, power and lighting, various recessed shelving units and mechanics pit, door to rear leading out into rear garden.

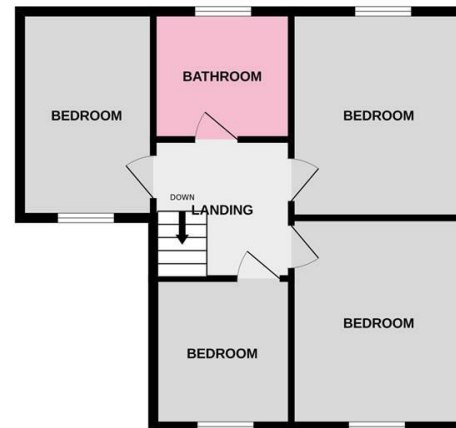
##### Council Tax

Band C

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

