



58 Lavington Road, Worthing, BN14 7SN  
Guide Price £650,000



A well presented and extended three bedroom detached family home located within both a highly sought after road and catchment area. The home is ideally situated within close proximity of local schools, Worthing mainline train station and within a short walk of Broadwater shops.

Accommodation briefly comprises; entrance hall, bay fronted lounge, separate extended dining room, extended kitchen, first floor landing, three double bedrooms and a modern re-fitted bath/shower room. Externally the home offers off road parking, front and rear gardens and a garage. Benefits include gas fired central heating, a combination of double glazed and original stained glass windows and a brand new roof. Viewing is highly recommended to appreciate the overall size of this family home.

- Detached Family Home
- Extended Kitchen & Dining Room
- Three Double Bedrooms
- Off Road Parking
- Garage
- Brand New Roof
- Modern Fitted Bath/Shower Room
- TAB School Catchment Area





### Entrance Hall

Accessed via part stained glass front door with stained glass windows to either side. Radiator. East aspect additional stained glass window. Central heating thermostat. Stairs to first floor landing.

### Lounge

5.36m x 3.63m" (17'7 x 11'11")

Feature fireplace with wood surround. South facing Bay fronted double glazed window and two stained glass porthole windows. Radiator.

### Extended Dining Room

6.96m" x 3.33m" (22'10" x 10'11")

West facing via two stained glass porthole windows. Radiator. Levelled and coved ceiling with ceiling rose. Archway through to extension and additional living area. Double glazed windows overlooking rear garden and French double glazed doors to rear garden.

### Extended Kitchen

6.02m" x 2.69m (19'9" x 8'10)

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. Space for washing

machine and integrated dishwasher. Space for range cooker with extractor over. Space for fridge/freezer. Double glazed window and door leading to side. Additional double glazed window in extension with radiator. Larder cupboard.

### First Floor Landing

Double glazed window. Access to loft.

### Bedroom One

5.36m x 3.45m (17'7 x 11'4)

South facing bay fronted double glazed window. Radiator. Fitted wardrobes.

### Bedroom Two

4.72m x 3.33m (15'6 x 10'11)

Double glazed window with two additional stained glass porthole windows. Radiator.

### Bedroom Three

2.92m x 2.01m (9'7 x 6'7)

Double glazed window. Radiator.

### Bath/Shower Room

Recently refitted bath/shower room comprising; step in shower cubicle with mains shower over. Panelled bath with shower attachments. Close coupled W.C. Pedestal wash hand basin. Obscured double glazed window. Tiled walls and floor.

### Externally

#### Front Garden

Mainly laid to lawn with pathway leading to front door. Shrub borders.

#### Rear Garden

Mainly laid to lawn with patio area. Side access via a secure gate. Shrub borders.

#### Off Road Parking

Block paved to provide off road parking.

#### Garage

Up and over door.

#### Council Tax

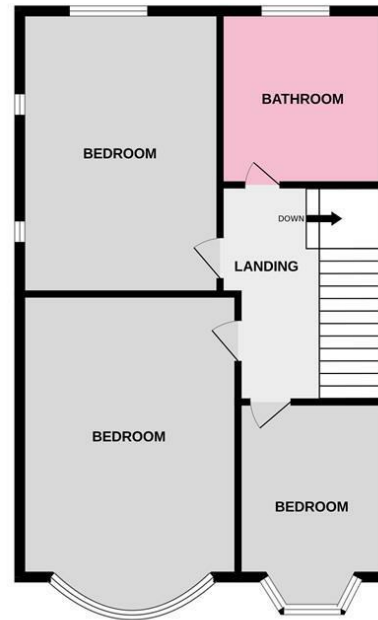
Band E



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		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.

