



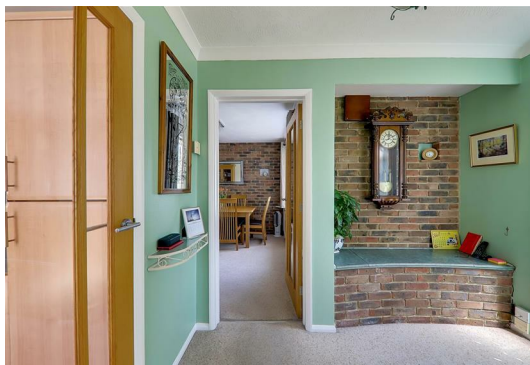
23 Welland Road, Worthing, BN13 3LN
Guide Price £450,000



****Guide Price £450,000 - £475,000****

A three bedroom detached house offered for sale with accommodation including as follows: Entrance Hall, ground floor cloakroom, dining room leading to lounge and conservatory overlooking the gardens, kitchen/breakfast room with fitted appliances, first floor landing, three good sized bedrooms, en suite to the main bedroom and family bathroom/WC. Externally there are secluded gardens to the rear and driveway to TWO GARAGES. Viewing is highly recommended.

- Lovely Detached House
- Lounge and dining room
- Conservatory
- Bathroom and en suite
- Ground Floor Cloakroom
- Fitted Kitchen/ Breakfast Room
- Westerly Gardens
- TWO GARAGES





Entrance

Double glazed front door to:

Entrance Hall

Recess with seating area and storage under, radiator with cover over, part glazed door to dining room, kitchen and :

Ground Floor Cloakroom

Low level flush WC with cupboards under, wall mounted wash hand basin, coved ceiling, double glazed window, tiled flooring.

Dining Room

3.18m x 2.77m (10'5 x 9'1)

Radiator with cover over, double glazed window to front, coved ceiling, feature exposed brick wall, opening to:

Lounge

4.57m x 3.07m (15'0 x 10'1)

Wall mounted contemporary fire, staircase to first floor with space under used for TV equipment, recess with ornamental display, coved ceiling, door to:

Conservatory

3.89m x 2.39m (12'9 x 7'10)

Double glazed window and French doors to and overlooking the rear garden, double glazed roof.

Kitchen /Breakfast Room

4.09m x 2.69m (13'5 x 8'10)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit and four ring Neff induction hob with extractor and canopy over split level double oven, integrated dishwasher, fridge freezer and washing machine, matching wall cupboards and part tiled walls, double glazed window to front and side, door to side, space used for table and chairs, radiator. Many power points.

First Floor Landing

Recessed storage cupboard and airing cupboard , access to loft space with fitted loft ladder.

Master Bedroom

3.76m x 3.35m (12'4 x 11'0)

Range of fitted wardrobes either side and space between for double bed, coved ceiling, door to:

En Suite Shower Room

Comprising fully tiled step in shower cubicle, wall mounted wash hand basin, heated towel rail, double glazed window to side.

Bedroom 2

4.32m x 2.69m (14'2 x 8'10)

Radiator, double glazed window , work desk with space and cupboards under and surrounding shelving, double wardrobe with cupboards under and additional cupboard.

Bedroom 3

3.68m x 3.05m (12'1 x 10'0)

Radiator, double glazed window, coved ceiling, double wardrobe, .

Bathroom /WC

Suite comprising panelled bath with independent shower over, low level flush WC, wall mounted wash hand basin, part tiled walls, coved ceiling, double glazed window.

Rear Garden

The rear garden is enclosed by fencing, popular westerly aspect and paved with border and barbecue area. Barbecue area has power beneath and access to driveway.

Garage 1 and Garage 2

Driveway with access to both garages both with power and light and up and over doors.

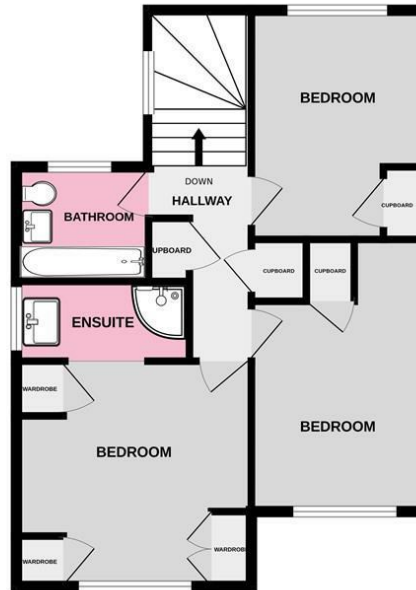
Front Garden



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(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.

