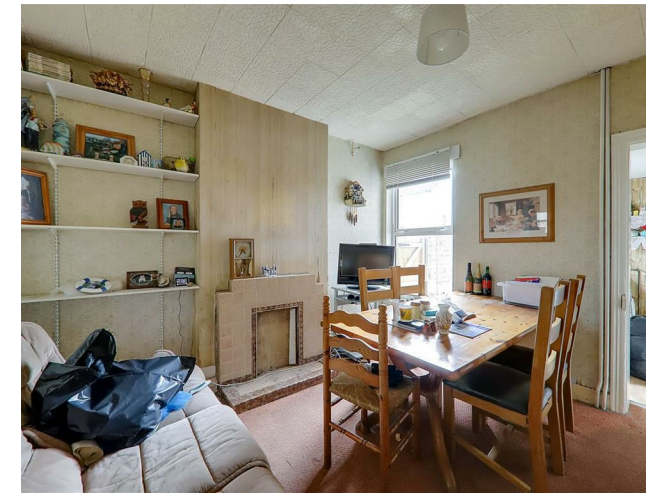




1 St. Anselms Road, Worthing, BN14 7EW
Guide Price £299,950

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Older style period two bedroom end of terrace house in favoured Tarring/Thomas-A-Becket area being close to shops, schools and mainline railway station. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, utility room, first floor landing, two double bedrooms and bathroom with separate wc. Although benefiting from gas central heating and double glazing the property is now in need of modernisation. CHAIN FREE
Externally there is a walled front garden and West facing rear garden with pedestrian access.

- End of Terrace
- Two Bedroom
- Two Reception Rooms
- Bathroom/wc
- West Aspect Rear Garden
- CHAIN FREE
- In Need Of Modernisation



Glazed door to:

ENTRANCE HALL

Radiator.

LOUNGE

4.19m x 3.35m (13'9 x 11')

Open tiled fireplace. Radiator. Sash windows.

DINING ROOM

3.40m x 3.15m (11'2 x 10'4)

Open tiled fireplace. Double glazed window. Radiator.

KITCHEN

3.81m x 2.72m (12'6 x 8'11)

Stainless steel single drainer sink unit with cupboards under. Work surface with cupboards and drawers under. Eye level wall units. Space and plumbing for washing machine. Gas cooker point. Understairs storage cupboard. Double glazed window. Double glazed door to garden. Door opening from kitchen into:

UTILITY/STORAGE ROOM

2.72m x 0.97m (8'11 x 3'2)

stairs from entrance hall leading to:

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM 1

4.42m x 4.32m (14'6 x 14'2)

Radiator. Sash windows.

BEDROOM 2

3.43m x 2.54m (11'3 x 8'4)

Radiator. Double glazed window.

BATHROOM

3.00m x 2.69m (9'10 x 8'10)

White suite comprising panelled bath with telephone style mixer taps with shower attachment. Pedestal wash hand basin. 'Potterton Profile' gas fired boiler supplying hot water and central heating. Cupboard with hot water tank with immersion. Radiator. Double glazed window.

SEPARATE WC

Low level wc.

OUTSIDE

WALLED FRONT GARDEN

WEST FACING REAR GARDEN

Walled to two sides. Paved for ease of maintenance. Gate giving side pedestrian access

TENURE & COUNCIL TAX BAND

Tenure: Freehold

Council tax band: C

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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