



9 Glebeside Avenue, Worthing, BN14 7PR
Guide Price £575,000

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An extended four to five bedroom semi detached family home forming part of the highly sought after Thomas A Becket catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, conservatory, kitchen, ground floor cloakroom, ground floor family room/office or bedroom five, first floor landing, four first floor bedrooms and family bathroom/w.c, private driveway, store room, workshop, front and rear gardens.

- Semi Detached Family Home
- Four To Five Bedrooms
- TAB Catchment Area
- Versatile Accommodation
- Double Glazed Windows
- Conservatory
- Gas Central Heating
- Private Driveway





Enclosed Entrance Porch

2.13m x 1.04m (7'0 x 3'5)

Accessed via an obscure glass double glazed front door with matching window to side. Tiled flooring. Ceiling light. Inner obscure glass double glazed door to the hall.

Reception Hall

4.67m x 2.06m (15'4 x 6'9)

West aspect double glazed window. Radiator. Central heating thermostat. Cornice ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge, dining room and kitchen.

Lounge

4.78m x 3.30m (15'8 x 10'10)

West aspect via a double glazed bay window. Fireplace with an inset electric fire set on a raised hearth with matching surround and mantle over. Radiator. Two wall light points. Dimmer switch. Dado rail. Levelled and cornice ceiling. Glazed French doors to the dining room.

Dining Room

4.04m x 3.30m (13'3 x 10'10)

East aspect via double glazed windows and French doors to the conservatory. Radiator. Levelled and cornice ceiling.

Conservatory

2.44m x 1.83m (8'0 x 6'0)

South and East aspect double glazed windows and North aspect obscure glass double glazed windows. Pitched polycarbonate roof. Tiled flooring. Power socket. Double glazed doors to the rear garden.

Kitchen

4.34m x 2.46m (14'3 x 8'1)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and

having storage cupboard and integrated dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker with extractor hood over. Space for further appliances. Radiator. Part tiled walls. Tile effect flooring. Dimmer switch. Radiator. Levelled and coved ceiling with spotlights. South and East aspect double glazed windows. Obscure glass double glazed door to the rear garden.

Office / Family Room

4.01m x 2.49m (13'2 x 8'2)

East aspect double glazed windows. Radiator. Dado rail. Levelled ceiling with spotlights.

Ground Floor Cloakroom

1.30m x 1.02m (4'3 x 3'4)

Push button w.c. Wall mounted corner wash hand basin with mixer taps. Tiled walls. Tiled flooring. Textured ceiling with spotlights.

First Floor Landing

Split level landing. Built in airing cupboard with water tank and slatted shelving. Cornice ceiling with access to loft space. Doors to all first floor bedrooms and bathroom.

Bedroom One

5.08m x 3.15m (16'8 x 10'4)

West aspect via a double glazed bay window. Two double and two single fitted bedrooms wardrobes. Radiator. Coved and textured ceiling.

Bedroom Two

3.96m x 3.15m (13'0 x 10'4)

East aspect double glazed windows. Radiator. Coved and textured ceiling.

Bedroom Three

4.88m x 2.51m (16'0 x 8'3)

Dual aspect via East and West facing double glazed windows. Radiator. Built in eaves cupboard. Coved and textured ceiling.

Bedroom Four

2.46m x 2.26m (8'1 x 7'5)

West aspect double glazed window. Radiator. Coved and textured ceiling.

Bathroom/W.C

2.62m x 2.21m (8'7 x 7'3)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with mixer taps. Push button w.c. Tiled walls. Wood effect vinyl flooring. Chrome ladder design radiator. Textured ceiling. Two obscure glass double glazed windows.

OUTSIDE

Private Driveway

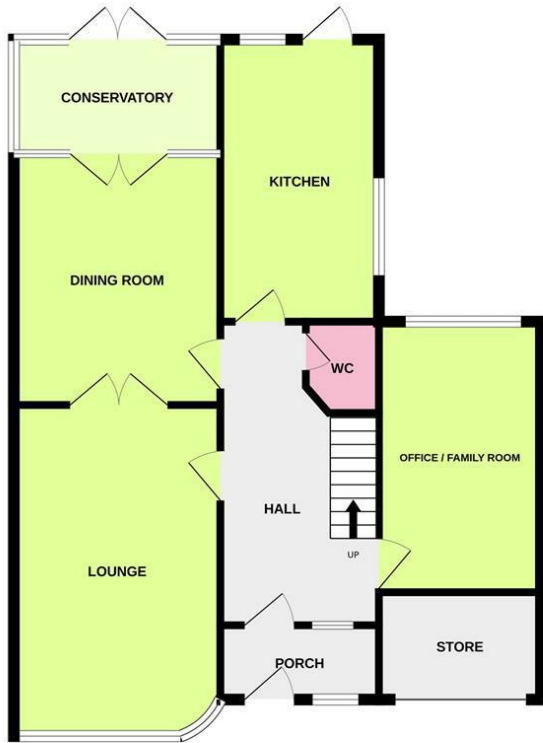
Providing off street parking. Access to the store room. Side gate to rear garden.

Store Room

2.87m x 1.60m (9'5 x 5'3)

Accessed via an up and over door. Power socket.

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			
(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.

