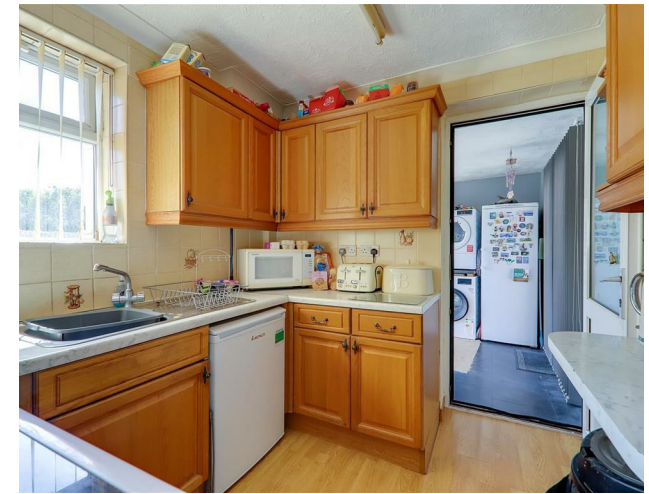




33 Thackeray Road, Worthing, BN14 8DX
Guide Price £330,000

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We are delighted to offer for sale this deceptively spacious extended three bedroom semi-detached family home with a generous garden, positioned in a quiet cul de sac location.

In brief the property consists of an open plan lounge / diner, ground floor family bathroom, kitchen with separate utility / sun room, on the first floor you have three bedrooms all having built in wardrobes, externally you have parking to the front for 2 vehicles and rear garden with various outbuildings.

- Semi-Detached Family Home
- Three Bedrooms
- Utility / Sun Room Extension
- Wide Garden Plot
- Off Street Parking
- Cul De Sac Location
- Good School Catchment Area
- PVCU Double Glazed & Gas Central Heated Throughout



Hallway

2.49m x 1.73m (8'2 x 5'8)

PVCU double glazed front door, carpeted floor, access to understairs storage cupboard, stairs to first floor landing, single radiator, dado rail, textured and coved ceiling with single light fitting, PVCU double glazed obscured glass window, wall mounted heating control panel.

Dual Aspect Lounge / Diner

6.32m x 3.15m (20'9 x 10'4)

Carpeted floor, two radiators, attractive feature fireplace with brick surround and gas insert, television point, various power points, PVCU double glazed window, PVCU double glazed double opening doors onto rear garden, dado rail, textured and coved ceiling with single light fitting.

Kitchen

2.69m x 2.31m (8'10 x 7'7)

Laminate floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a solid wood finish, tiled splashbacks, space for oven with extractor fan over, inset stainless steel single drainer sink unit with mixer tap, space for undercounter fridge, single radiator, PVCU double glazed window, breakfast bar area with seating for two, textured and coved ceiling with single light fitting.

Triple Aspect Utility Room / Sun Room

4.32m x 3.56m (14'2 x 11'8)

Laminate floor, roll edge laminate worktops with cupboards below and matching eye level cupboards, double glazed double opening doors to rear garden and patio area with side access, textured ceiling with

single ceiling light fitting, single wall mounted light fitting, space and provision for washing machine and tumble dryer, space for separate fridge and freezer units.

Bathroom

2.69m x 1.65m (8'10 x 5'5)

Carpeted floor, panel enclosed bath with wall mounted Triton electric shower above, part tiled walls, hand wash basin with vanity unit below, low flush WC, wall mounted mirror, wall mounted electric light fitting with built in shaving point, PVCU double glazed obscured glass window, extractor fan, single radiator, textured and coved ceiling with downlighters.

First Floor Landing

2.72m x 0.79m (8'11 x 2'7)

Carpeted stairs, carpeted landing, PVCU double glazed window, single radiator, dado rail, loft hatch access with drop down ladder, smoke detector, textured and coved ceiling with single light fitting.

Bedroom One

4.83m x 2.64m (15'10 x 8'8)

Carpeted floor, a range of various fitted wardrobes with hanging rails and shelving & up and over bed storage, single radiator, wall mounted television point, various power points, single radiator, two PVCU double glazed windows, textured and coved ceiling with single light fitting.

Bedroom Two

3.30m x 2.34m (10'10 x 7'8)

Carpeted floor, single radiator, various power points, television point, a

range of fitted wardrobes with various hanging rails and shelving, PVCU double glazed window, textured and coved ceiling with single light fitting.

Bedroom Three

2.39m x 2.29m (7'10 x 7'6)

Carpeted floor, single radiator, PVCU double glazed window, a range of fitted wardrobes with various hanging rails and shelving, television point, textured and coved ceiling with single light fitting.

Externally

Front Garden

Mainly laid to off street parking for two vehicles, shrub border, gated side access.

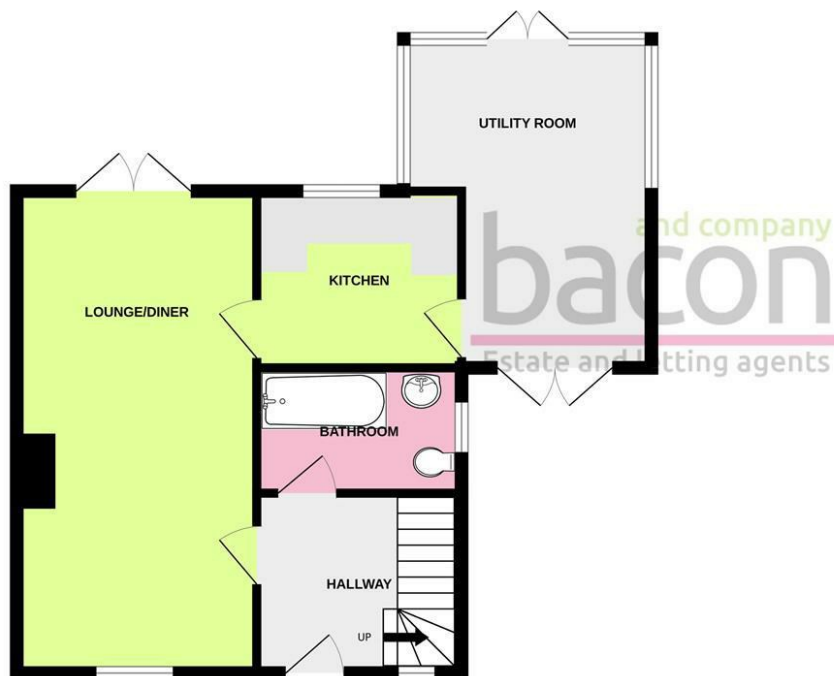
Rear Garden

Mainly laid to lawn with various shrub borders, various outbuilding benefiting from power and lighting, fitted undercover seating area with slate roof, gated side access.

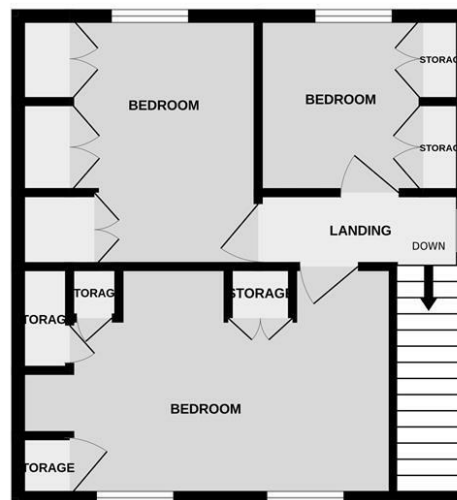
Council Tax

Band B

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		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.



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