



85 Sompting Road, Worthing, BN14 9EU
Guide Price £325,000

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We are delighted to offer for sale this three bedroom end of terrace family home with the added benefit of off street parking and a detached brick built garage.

The property in brief consists of entrance hallway, open plan lounge/dining room, fitted kitchen which leads onto a sun room extension to the rear of the property, on the first floor you have two double bedrooms and a single or home office depending on your personal use, as well as the family bathroom, externally the property has both front & rear gardens, off street parking and a detached garage with up and over door.

- End Terraced Family Home
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Sun Room
- Off Street Parking & Garage
- In Need Of Some Modernisation Throughout
- Popular Broadwater Catchment
- No Onward Chain





Porch

1.98m x 0.46m (6'6 x 1'6)

Wooden front door, double glazed windows, further door to:

Entrance Hall

3.78m x 1.80m (12'5 x 5'11)

Wooden door, carpeted floor, dado rail, single radiator, stairs to first floor landing, understairs cupboard, textured ceiling with single light fitting, smoke detector, wall mounted heating control panel.

Open Plan Lounge/Dining Room

8.33m x 3.12m (27'4 x 10'3)

Lounge Area: Carpeted floor, single radiator, PVCU double glazed bay window, television point, various power points, textured and coved ceiling with single light fitting, feature fireplace, opening into:

Dining Area: Carpeted floor, single radiator, double glazed window, textured and coved ceiling with single light fitting, two wall mounted light fittings.

Kitchen

3.86m x 1.96m (12'8 x 6'5)

Vinyl flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas burning hob with extractor fan above, fitted eye level Neff double oven,

space for fridge freezer, space and provision for washing machine, inset stainless steel single drainer sink unit with mixer tap, part tiled walls, various power points, textured ceiling with single light fitting, PVCU double glazed window.

Sun Room

5.18m x 1.70m (17 x 5'7)

Concrete floor, roll edge laminate work surface with cupboards below, PVCU double glazed windows, door to rear garden.

First Floor Landing

2.69m x 2.13m (8'10 x 7)

Carpeted stairs, carpeted landing, PVCU double glazed window, dado rail, textured ceiling with single light fitting and smoke detector, wall mounted heating control panel.

Bedroom One

3.84m x 3.02m (12'7 x 9'11)

Carpeted floor, single radiator, PVCU double glazed window, various power points, wardrobe area with hanging rail and shelving, textured ceiling with single light fitting.

Bedroom Two

3.84m x 3.15m (12'7 x 10'4)

Carpeted flooring, single radiator, PVCU double glazed window, built in shelved storage cupboard, various power points, skimmed ceiling with single light fitting.

Bedroom Three

2.77m x 1.80m (9'1 x 5'11)

Carpeted flooring, single radiator, PVCU double glazed window, skimmed ceiling with single light fitting, various power points.

Family Bathroom

1.91m x 1.91m (6'3 x 6'3)

Vinyl flooring, panel enclosed bath with a shower attachment, fitted shower curtain, low flush WC, pedestal hand wash basin with hot and cold tap. wall mounted vanity unit mirror, PVCU double glazed obscured glass window, chrome ladder style heated towel rail, part tiled walls, skimmed ceiling with single light fitting.

OUTSIDE

Front Garden

Mainly laid to paving with various mature shrub and plant borders, dwarf wall and fence enclosed, off street parking for one car, gated side access.

Rear Garden

Mainly laid to patio with various raised flower beds, gated side and rear access, water butt, wall enclosed.

Detached Brick Built Garage

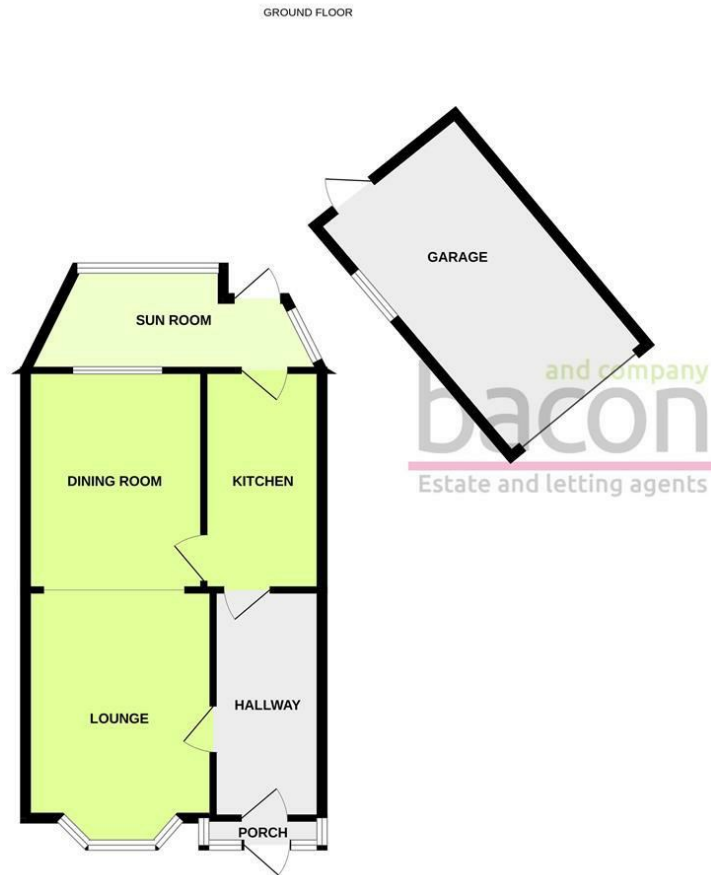
5.00m x 2.95m (16'5 x 9'8)

Having an up and over door.

Council Tax

Band C





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.



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