



169 Upper Brighton Road, Worthing, BN14 9JS
Guide Price £450,000

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A three double bedroom detached house located within the popular catchment area of Broadwater, close to local shops, schools and bus services. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, conservatory, kitchen, ground floor cloakroom, first floor landing, three bedrooms, family bathroom/wc, loft, private driveway, garage, front and rear gardens.

- Detached Family Home
- Three Double Bedrooms
- Broadwater Catchment
- Fitted Kitchen & Bathroom
- Double Glazed Conservatory
- Ground Floor Cloakroom
- No Onward Chain
- Viewing Essential





Enclosed Entrance Porch

3.00m x 1.32m (9'10" x 4'4")

Accessed via a double glazed front door. South aspect double glazed window. Power socket. Tiled flooring. Levelled ceiling. Inner door to the reception hall.

Reception Hall

3.40m x 1.57m (11'2" x 5'2")

Radiator. Central heating thermostat. Coved and textured ceiling. Staircase to first floor landing having an understairs storage housing fuse board and gas meter.

Lounge

4.98 x 3.30 (16'4" x 10'10")

South aspect via double glazed windows. Radiator. Coved and textured ceiling. Doors to dining room.

Dining Room

3.30 x 3.23 (10'10" x 10'7")

North aspect via single glazed windows and door to conservatory. Radiator. Coved and textured ceiling.

Conservatory

3.63 x 2.11 (11'11" x 6'11")

Dual aspect via North and East facing double glazed windows on a brick base. West aspect obscure glass double glazed window. Wall light point. Wood effect vinyl flooring. Pitched polycarbonate roof. Door leading to rear garden.

Kitchen

3.23m x 3.18m (10'7" x 10'5")

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and appliance space below. Areas of roll top work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Space for cooker with extractor hood over. Further appliance spaces. Built in larder. Wood effect vinyl flooring. Levelled ceiling with spotlights. North aspect double glazed window. Door to rear garden.

Ground Floor Cloakroom

1.47m x 1.45m (4'10" x 4'9")

Push button w.c. Wash hand basin with mixer taps and storage cupboard below. Radiator. Wood effect vinyl flooring. textured ceiling. Obscure glass double glazed window.

First Floor Landing

2.92m max x 1.83m (9'7" max x 6'0")

East aspect double glazed window. Radiator. Built in linen cupboard housing the homes water tank and wall mounted central heating boiler. Textured ceiling with access to loft space.

Bedroom One

4.62 x 3.40 (15'2" x 11'2")

Dual aspect via South and West facing double glazed windows. Radiator. Built in double wardrobe. Textured ceiling.

Bedroom Two

3.30 x 3.66 (10'10" x 12'0")

North aspect double glazed windows. Radiator. Built in double wardrobe. Textured ceiling.

Bedroom Three

3.07 x 3.07 (10'1" x 10'1")

North aspect double glazed windows. Radiator. Built in double wardrobe. Textured ceiling.

Bathroom/W.C

3.15m x 2.11m (10'4" x 6'11")

Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Wood effect vinyl flooring. Extractor fan. Textured ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub bed. Gates from either side of the property to the rear garden.

Covered Side Access

Accessed from the Easterly side gate. Covered side access with outside water tap, outside light, door to garage and a covered concrete patio or storage area.

Rear Garden

Pathway to the rear of the home with the majority and remainder of garden being laid to lawn with flower and shrub borders.

Private Driveway

Providing off street parking and leading to the garage.

Garage

Brick built and accessed via an up and over door. Window. Power and light. Side door.

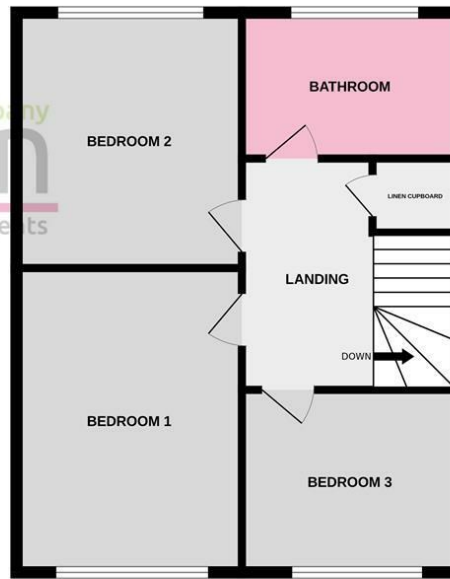
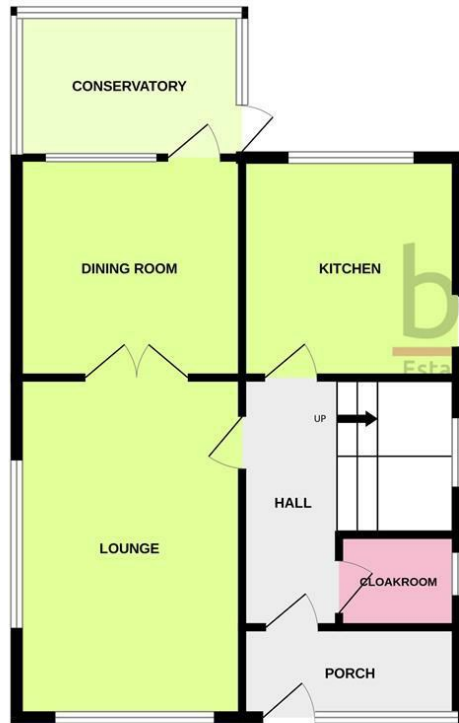
Council Tax

Council Tax Band E



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			81
(69-80) C		60	
(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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