



3 Furzeholme, Worthing, BN13 3BS
Guide Price £740,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this deceptively spacious four bedroom detached family home in this popular High Salvington location.

The property in brief consists of a spacious open plan family kitchen / breakfast room, a separate lounge area with direct access to rear garden, ground floor four piece family bathroom, two ground floor double bedrooms one of which is currently being used as a home office, to complete the ground floor accommodation you have a conservatory extension, on the first floor you have two further double bedrooms, a bright landing with two fold out Velux balcony windows & a luxurious shower room. Externally you have off street parking for multiple vehicles on the front and the rear garden is mainly laid to lawn with various borders and timber built sheds.

- Detached Family Home
- Popular High Salvington Location
- Four Bedrooms
- Separate Lounge
- Open Plan Kitchen / Living Room
- Ground Floor Four Piece Family Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout
- Quiet Residential Close
- Off Street Parking For Multiple Vehicles
- Spacious Plot





Entrance Hallway

6.53m x 1.75m maximum measurements (21'5 x 5'9 maximum measurements)
PVCU double glazed front door, tiled flooring leading to laminate flooring, stairs to first floor landing, wall mounted heating control panel, two radiators, Velux window, two light fittings, smoke detector, skimmed ceiling with coving.

Lounge

7.98m x 3.84m (26'2 x 12'7)
Carpeted floor, single radiator, two PVCU double glazed windows, PVCU double glazed double opening doors leading onto rear garden, television point, various power points, skimmed ceiling with coving and single light fitting.

Kitchen

3.94m x 3.00m (12'11 x 9'10)
Tiled floor, square edge solid wood work surfaces with cupboards below and matching eye level cupboards, space for range cooker with extractor fan above, tiled splashbacks, inset one and half bowl sink unit with mixer tap, space and provision for washing machine and dishwasher, space for free-standing fridge freezer, wall mounted cupboard housing Baxi combination boiler, skimmed ceiling with smoke detector, coving and single light fitting, opening into breakfast room.

Breakfast Room

7.85m x 3.71m (25'9 x 12'2)
Laminate floor, square edge solid wood worksurfaces with cupboards below, space for tumble dryer, various power points, PVCU double glazed window, breakfast bar area with seating for five, space for dining table and chairs, two radiators, two obscured glass windows, skimmed ceiling with coving and two light fittings, spotlights, steps leading down to conservatory.



Conservatory

4.80m x 3.66m (15'9 x 12)
Laminate floor, various power points, television point, separate lighting, various opening windows, PVCU double glazed double opening doors onto rear garden.

Ground Floor Four Piece Bathroom

2.95m x 2.87m (9'8 x 9'5)
Vinyl flooring, separate shower cubicle having an integrated power shower and being fully tiled, low flush WC, pedestal hand wash basin, panel enclosed bath with shower attachment, part tiled walls, skimmed ceiling with single light fitting, PVCU double glazed obscured glass window, chrome ladder style heated towel rail.

Ground Floor Bedroom

5.16m x 3.63m (16'11 x 11'11)
Carpeted floor, single radiator, PVCU double glazed window, various power points, skimmed ceiling with coving and single light fitting.

Home Office / Bedroom Four

4.24m x 3.63m (13'11 x 11'11)
Carpeted floor, various power points, PVCU double glazed window, single radiator, PVCU double glazed double doors opening onto rear garden, skimmed ceiling with coving and single light fitting.

First Floor Landing

4.70m x 4.19m maximum measurements (15'5 x 13'9 maximum measurements)
Carpeted floor, various power points, two opening Velux fold out balcony windows, single radiator, skimmed ceiling with single light fitting, smoke detector.



Bedroom Two

5.28m x 3.48m (17'4 x 11'5)
Carpeted floor, velux window PVCU double glazed opening window, smoke detector, skimmed ceiling with single light fitting, radiator, various power points.

Bedroom Three

5.26m x 3.02m (17'3 x 9'11)
Carpeted floor, two radiators, two PVCU double glazed windows, access into eaves storage, various power points, skimmed ceiling with single light fitting.

First Floor Shower Room

3.02m x 2.11m (9'11 x 6'11)
Tiled floor, part tiled walls, contemporary hand wash basin with mixer tap and vanity unit below, low flush WC, fitted shower cubicle having a wall mounted Mira electric shower, Velux window, chrome ladder style heated towel rail, extractor fan, skimmed ceiling with single light fitting.

Externally

Front Garden

Mainly laid to lawn with various chipstone borders, dwarf wall and fence enclosed, off street parking for approximately three vehicles, gated side access, outside tap, outside lighting.

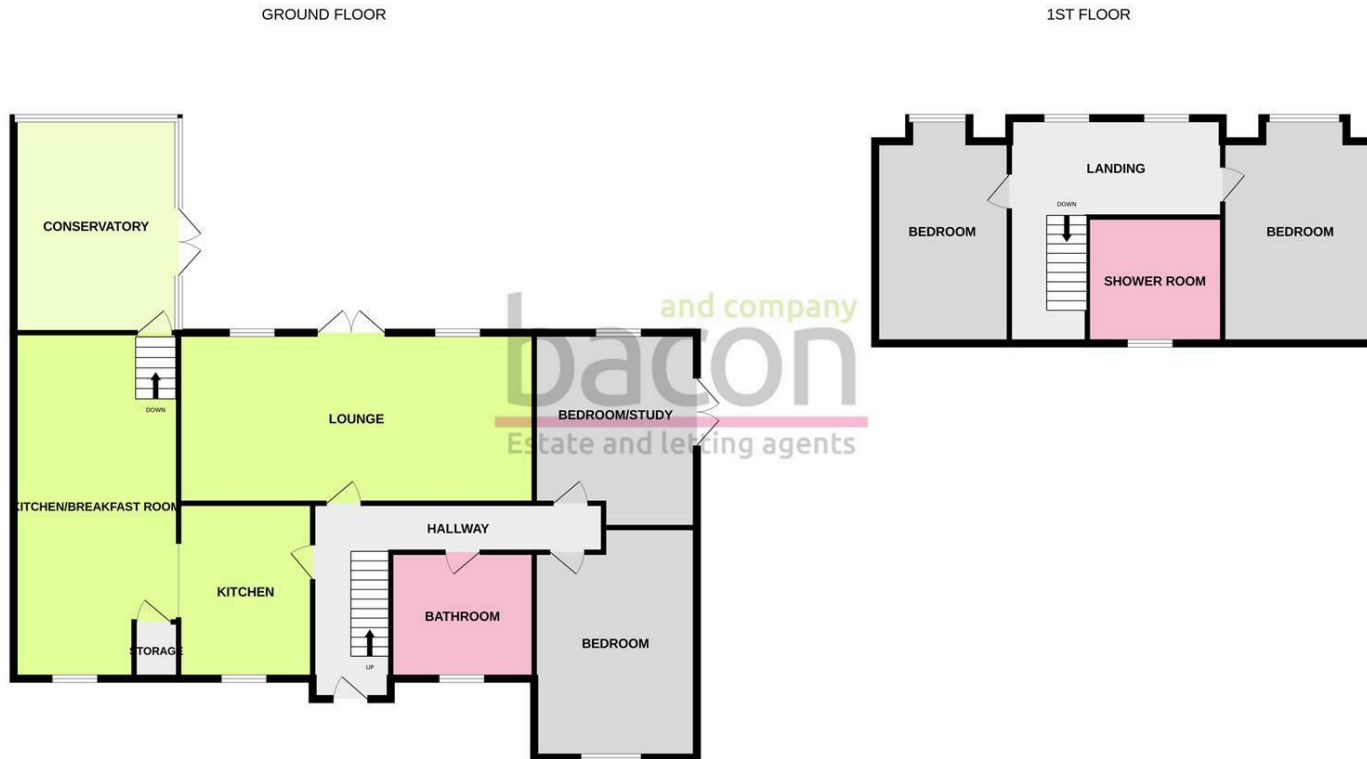
Rear Garden

Mainly laid to lawn with various mature borders, raised chipstone area, fence and wall enclosed, timber built shed, gated side access.

Council Tax

Band F





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		67	77
(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.

