



79 Sompting Road, Worthing, BN14 9EU  
Guide Price £300,000

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**\*\*Guide Price £300,000 to £315,000\*\*** A chain free, three bedroom end-of-terrace family home with the added benefit of off-street parking in popular Sompting Road, Broadwater. The property is ideally situated within close proximity of local shops, schools A24 & A27. Accommodation comprises entrance porch, entrance hall, living room, dining room, kitchen, conservatory and ground floor cloakroom. To the first floor, two double bedrooms, a single bedroom/office and a shower room. Externally, there is a private rear courtyard garden, front garden and private driveway providing off road parking for several vehicles.

- Guide Price £300,000 to £315,000
- Chain Free
- Three Bedrooms
- End-Of-Terrace Family Home
- Popular Broadwater Location
- Private Driveway
- Conservatory
- Ground Floor Cloakroom





### Entrance Porch

UPVC double glazed front door. Space for shoe and coat storage.

### Entrance Hall

UPVC front door. Radiator. Central heating thermostat. Door to kitchen.

### Living Room

4.06m into bay x 3.12m (13'4 into bay x 10'3)  
Double glazed bay window to front. Radiator.

### Dining Room

3.58m x 2.95m (11'9 x 9'8)  
Double glazed sliding door to conservatory. Radiator. Opening to lounge.

### Kitchen

3.56m x 1.88m (11'8 x 6'2)  
Roll edge work surface having inset 1 1/2 bowl stainless steel sink with swan neck mixer tap and draining board. Fitted oven and grill. 4 ring gas hob with tiled splashback. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Matching

range of cupboards and drawers. Further eye level wall units. Double glazed window to side and rear. Wall mounted gas boiler. Ceiling fan.

### Conservatory

2.92m x 1.63m (9'7 x 5'4)  
Double glazed french door to rear garden. Sliding door to:

### Ground Floor Cloakroom

Low level flush wc. Pedestal wash hand basin.

### First Floor Landing

Airing cupboard housing hot water tank. Access hatch to loft.

### Bedroom One

3.58m x 3.07m into wardrobe (11'9 x 10'1 into wardrobe)  
Double glazed window to front. Radiator. Fitted wardrobe and drawers.

### Bedroom Two

3.58m x 2.82m (11'9 x 9'3)  
Double glazed window to rear. Radiator.

### Bedroom Three

2.57m x 1.75m (8'5 x 5'9)  
Double glazed window. Radiator.

### Shower Room/WC

Walk in shower with wall mounted controls, glazed screen and door. Low level flush wc. Pedestal wash hand basin. Radiator. Mirrored wall unit. Tiled walls and floor. Double glazed window.

### Private Rear Courtyard Garden

Laid to hard standing. Timber shed. Access gate to side. Outside tap and power point.

### Front Garden

### Private Driveway

Block paved. Off road parking for 2/3 vehicles.

### Required Information

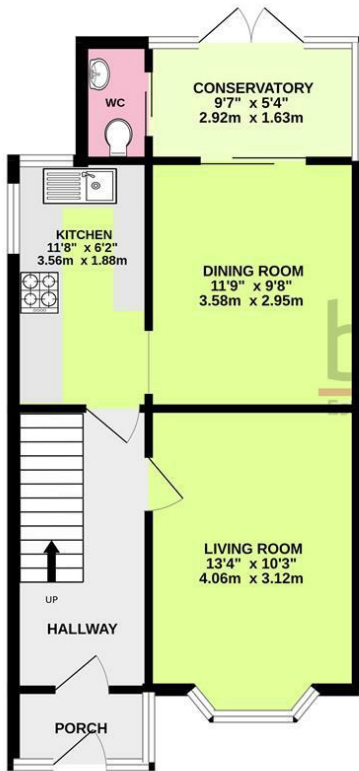
Council tax band: C

Draft version: 1

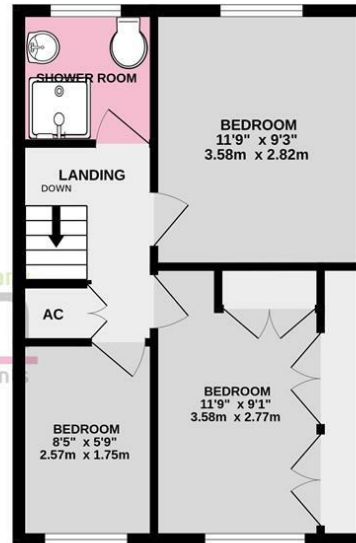
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>	<b>69</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

