



35 Sompting Avenue, Worthing, BN14 8HS
Guide Price £500,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this deceptively spacious three double bedroom detached family home positioned on a generous plot with potential to extend (STNPC) also having the added benefit of off street parking and a garage.

In brief the property consists of an open plan lounge / diner with sliding doors onto the rear garden, a separate ground floor WC, fitted kitchen with its own larder cupboard, on the first floor you have three double bedrooms and a family bathroom with further separate WC, there is fitted storage in all three bedrooms. There is also a useful loft area for storage with could be converted (STNPC).

There are mature front and rear gardens, off street parking and a garage with power and lighting.

- Detached Family Home
- Three Double Bedrooms
- Open Plan Lounge / Diner
- Fitted Kitchen
- Ground Floor Separate WC
- Off Street Parking & Garage
- Double Glazed & Gas Central Heated Throughout
- Potential To Extend (STNPC)
- Great School Catchment Area
- Close To Local Amenities





Entrance Porch

1.88m x 1.75m (6'2 x 5'9)

PVCU double glazed front door, tiled floor, single light fitting, PVCU double glazed obscured glass windows, further door through to Hallway.

Hallway

2.62m x 2.49m (8'7 x 8'2)

Carpeted floor, PVCU double glazed obscured glass window, various power points, textured ceiling with single light fitting, smoke detector, stairs to first floor landing.

Open Plan Lounge / Diner

7.98m x 6.83m @ maximum measurements (26'2 x 22'5 @ maximum measurements)

Carpeted floor, feature fireplace with attractive surround and wooden mantle, two PVCU double glazed windows, television point, various power points, two radiators, textured ceiling with two light fittings and coving, opening into dining space which comprises of carpeted floor, various power points, textured ceiling with single light fitting and coving, double glazed sliding doors to rear garden.

Kitchen

3.66m x 3.53m (12 x 11'7)

Vinyl floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, floor standing Ideal boiler, tiled splashback, inset one and half bowl stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, space for oven, space for undercounter fridge freezer, textured ceiling with single light fitting, PVCU double glazed window, PVCU double glazed door to rear garden, fitted larder cupboard having its own lighting, recessed shelving and space for tumble dryer.



Ground Floor WC

2.69m x 1.14m (8'10 x 3'9)

Cork tiled floor, PVCU double glazed obscured glass window, wall hung hand wash basin with hot and cold tap, single radiator, low flush WC, access to understairs storage housing meters, skimmed ceiling with single light fitting.

First Floor Landing

Carpeted floor, two PVCU double glazed obscured glass windows, single radiator, loft hatch access with drop down ladder, textured ceiling with single light fitting and coving, fitted airing cupboard housing factory lagged hot water cylinder with slatted shelving above.

Bedroom One

4.24m x 3.78m (13'11 x 12'5)

Carpeted floor, single radiator, two PVCU double glazed windows with secondary glazing, fitted wardrobe with hanging rail and shelving, textured ceiling with single light fitting and coving, various power points.

Bedroom Two

3.99m x 3.81m (13'1 x 12'6)

Carpeted floor, single radiator, PVCU double glazed window with secondary glazing, fitted wardrobe with hanging rail and shelving, textured ceiling with single light fitting.

Bedroom Three

3.89m x 3.02m (12'9 x 9'11)

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



Family Bathroom

2.84m x 1.93m (9'4 x 6'4)

Vinyl flooring, pedestal hand wash basin with vanity unit below and mixer tap, panel enclosed bath with wall mounted Mira electric shower above, single radiator, fully tiled walls, chrome heated towel rail, wall mounted mirror, shaving point, PVCU double glazed obscured glass window, textured ceiling with single light fitting.

Separate WC

1.85m x 0.89m (6'1 x 2'11)

Cork tiled flooring, low flush WC, obscured glass PVCU double glazed window, part tiled walls, textured ceiling with single light fitting.

Externally

Front Garden

Mainly laid to lawn with mature shrub, tree and plant borders, dwarf wall enclosed, private driveway offering off street parking for 2 plus vehicles, leading to garage.

Rear Garden

Mainly laid to lawn with various mature shrub, tree and plant borders, timber built shed to rear of garage, gated side access, fence and wall enclosed.

Detached Garage

Having an up and over door, door to rear garden.

Council Tax

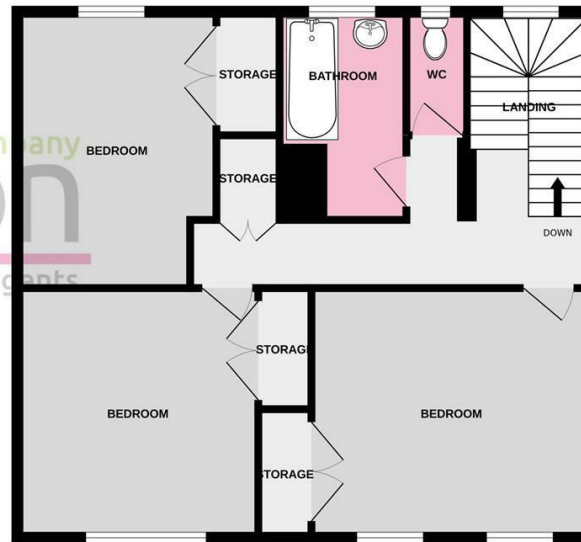
Band E



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			
(69-80) C			79
(55-68) D		54	
(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.

