



27 St. Andrews Road, Worthing, BN13 1HW
Guide Price £325,000

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A two double bedroom terraced house forming part of both a popular road and catchment area, close to local shops, schools and mainline railway station. The accommodation consists of a covered porch, reception hall, lounge, open plan kitchen/dining room, ground floor w.c, first floor landing, two bedrooms, bathroom/w.c, loft, front and rear gardens.

- Terraced House
- Favoured Tarring Catchment
- Two Double Bedrooms
- Open Plan Kitchen/Dining
- Ground Floor W.C
- Re-Fitted Kitchen in 2023
- Re-Fitted Bathroom in 2024
- West Aspect Rear Garden





Covered Porch

Outside wall light. Double glazed door to the reception hall.

Reception Hall

0.91m x 0.84m (3'0 x 2'9)

Radiator. Levelled ceiling with spotlight. Staircase to first floor landing. Door to lounge.

Lounge

4.27m x 3.15m (14'0 x 10'4)

East aspect via a double glazed bay window. Radiator. Picture rail. Three wall light points. Understairs storage cupboard. Levelled ceiling.

Open Plan Kitchen/Dining Room

4.14m x 2.57m (13'7 x 8'5)

Re-fitted suite in 2023 comprising of a single half drainer sink unit with mixer taps and having storage cupboard and space for dishwasher below. Areas of granite work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring induction hob with extractor hood over. Space for American design fridge/freezer and washing machine. Part tiled wall. Wood laminate flooring. Tall panel radiator. Understairs storage cupboard. Levelled ceiling. Three West aspect double glazed windows. Double glazed door to rear garden.

Ground Floor W.C

0.91m x 0.69m (3'0 x 2'3)

Push button w.c. Tiled walls. Levelled ceiling with spotlight.

First Floor Landing

2.03m x 0.89m (6'8 x 2'11)

Fitted storage cupboard. Levelled ceiling with access to loft space with the loft housing the homes central heating boiler (new in 2021). Doors to all first floor rooms.

Bedroom One

3.33m x 3.15m (10'11 x 10'4)

East aspect via double glazed windows. Built in wardrobe. Radiator. Picture rail. Levelled ceiling.

Bedroom Two

3.56m x 2.03m (11'8 x 6'8)

West aspect double glazed windows. Radiator. Picture rail. Levelled ceiling.

Bathroom/W.C

2.54m x 1.98m (8'4 x 6'6)

Fitted suite in 2024 comprising of a panelled bath with mixer taps and having shower attachment and shower screen over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Fitted storage cupboards and

display shelving. Chrome ladder design radiator. Wood effect vinyl flooring. Built in linen cupboard. Levelled ceiling. Extractor fan. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub border. Pathway to the homes front door. Outside light and external double power socket.

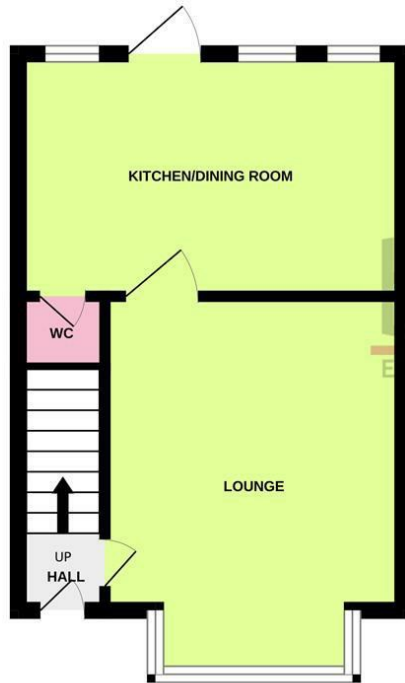
Rear Garden

West facing and a further feature of this property. The first are of garden is paved with space for garden table and chairs, outside water tap and external double power socket. Area laid to lawn. Vegetable plot. Flower and shrub border. Ornamental fish pond. Timber workshop. Gate providing rear pedestrian access. Enclosed by fence panelling.

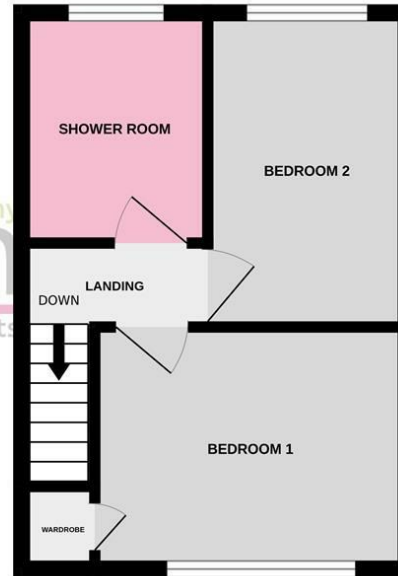
Council Tax

Council Tax Band B

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			91
(81-91) B			
(69-80) C		70	
(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.

