



24 Rectory Gardens, Worthing, BN14 7TE
Guide Price £500,000

and company
bacon
Estate and letting agents



A three bedroom semi detached family house in popular Broadwater with accommodation including as follows, Entrance hall, lounge, dining room, kitchen, conservatory, ground floor cloakroom, shower room (repairs required) , inner hall, three bedrooms and bathroom/WC. There are private gardens at the rear, off road parking and a driveway to 24'5 garage.

- Popular Broadwater Location
- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Conservatory
- Ground Floor WC
- Bathroom / WC
- Gardens / Parking & Garage
- New Plumbing & Heating System Including Radiators & Combination Boiler
- Great School Catchment Area





Entrance

Front door to:

Entrance Hall

Wood flooring, staircase to first floor with under stairs storage cupboard, radiator, double glazed window.

Ground Floor WC

Low level flush WC, wash hand basin, double glazed window.

Lounge

4.57m x 3.76m (15'0 x 12'4)

Double glazed bay window to front, wood flooring, ornamental fireplace, radiator.

Dining Room

4.14m x 3.23m (13'7 x 10'7)

Radiator, fireplace and surround, part glazed door to:

Conservatory

2.62m x 2.44m (8'7 x 8'0)

Double glazed window and door between to and overlooking the rear garden. Radiator.

Kitchen

2.92m x 2.39m (9'7 x 7'10)

Worktop surfaces with cupboards and drawers under

incorporating a single drainer sink unit, space used for cooker, washing machine and tumble dryer, range of matching wall cupboards and part tiled walls, double glazed window, wall mounted gas fired boiler, part glazed door to:

Inner Hall

Door to driveway, larder cupboard, door to ,

Shower Room

Shower not functionable at present and could be converted back.

First Floor Landing

Access to loft space, over stairs cupboard.

Bedroom 1

4.60m x 3.56m (15'1 x 11'8)

Levelled ceiling, two triple built in wardrobes, radiator, double glazed bay window to front.

Bedroom 2

4.09m x 3.43m (13'5 x 11'3)

Radiator, levelled ceiling, ornamental fireplace.

Bedroom 3

3.38m x 2.97m (11'1 x 9'9)

Radiator, levelled ceiling, double glazed window.

Bathroom / WC

Double aspect windows, stand alone bath with mixer tap over, step in fully tiled shower cubicle with rain shower over, low level flush WC, heated towel rail.

Rear Garden

The rear garden has a L shaped lawn, mainly laid to lawn enclosed by fencing.. Personal door to garage and gate to driveway.

Garage and Driveway

7.44m x 3.48m (24'5 x 11'5)

Garage has power and light and up and over door.

Off Road parking

On the driveway and the front.

Front Garden

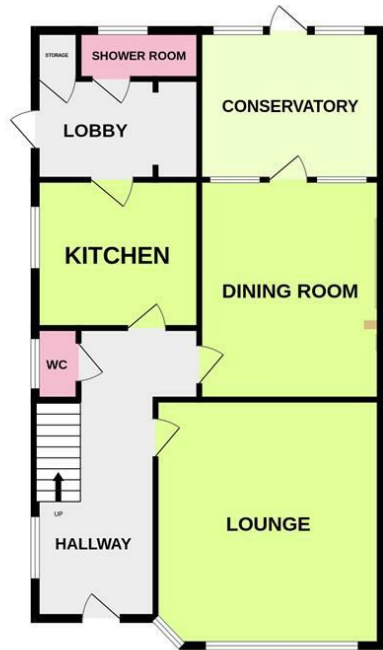
Lawned area

Council Tax

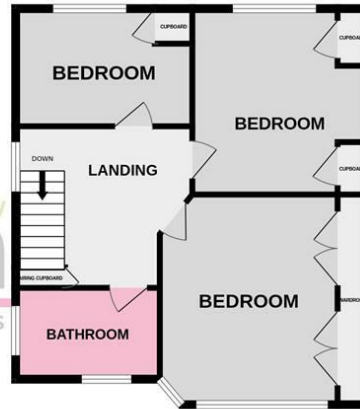
Band D



GROUND FLOOR



1ST FLOOR



and company bacon

Estate and letting agents

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	80
(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.

