



39 Southfield Road, Worthing, BN14 9EH
Guide Price £387,500

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A period two to three bedroom terraced house located within both a sought after road and catchment area, close to local shops, schools and mainline station. The accommodation consists of a covered porch, reception hall, open plan lounge and dining room, kitchen, sun room, first floor landing, three bedrooms, bathroom/w.c, loft, front and rear gardens.

- Terraced Period Home
- Three Bedrooms
- Popular Broadwater Catchment
- In Good Order Throughout
- Double Glazed Windows
- Gas Central Heating
- Fitted Kitchen & Bathroom
- Lounge With Open Fire





Covered Porch

With composite front door to the reception hall.

Reception Hall

4.67m x 0.97m (15'4 x 3'2)

Radiator. Tile effect flooring. Coved ceiling. Staircase to first floor landing. Doors to lounge and dining room.

Lounge

4.93m into bay x 3.71m (16'2 into bay x 12'2)

South aspect via a double glazed bay window with fitted wooden shutters. Cast iron open fireplace with raised hearth, surround and mantle over. Radiator. Electric meter and fuse cupboard. Coved ceiling. Stripped and stained wood floorboards. Coved ceiling. Opening to dining room.

Dining Room

4.17m x 3.84m (13'8 x 12'7)

North aspect double glazed window. Radiator. Stripped and stained wood floorboards. Coved ceiling.

Kitchen

4.50m x 3.20m (14'9 x 10'6)

Fitted suite comprising of a one and a half bowl single drainer sink with mixer taps and having storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under.

Matching shelved wall units. Inset four ring hob with fitted oven and grill below. Space for upright fridge/freezer and dishwasher. Part tiled walls. Tiled flooring. Radiator. Levelled and coved ceiling. Understairs storage cupboard. East aspect double glazed window. Double glazed French doors to the sun room.

Sun Room

3.35m x 2.29m (11'0 x 7'6)

North aspect via double glazed sliding doors to the rear garden. Pitched polycarbonate roof. Wall light point. Built in storage cupboard with space for washing machine and housing the homes wall mounted central heating boiler.

First Floor Landing

5.79m x 1.83m (19'0 x 6'0)

Split level. Fitted display shelving. Coved ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.80m into bay x 4.90m (15'9 into bay x 16'1)

South aspect via a double glazed bay window with fitted wooden shutters. Radiator. Picture rail. Stripped and stained wood floorboards. Coved ceiling.

Bedroom Two

4.06m x 2.92m (13'4 x 9'7)

North aspect double glazed window. Fitted storage cupboards. Radiator. Stripped and stained wood floorboards. Coved and textured ceiling.

Bedroom Three

3.20m x 2.34m (10'6 x 7'8)

North aspect double glazed window. Radiator. Stripped and painted wood floorboards. Picture rail. Levelled and coved ceiling.

Bathroom/W.C

2.03m x 1.96m (6'8 x 6'5)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment, pedestal wash hand basin and push button w.c. Radiator. Wood effect flooring. Tiled walls. Coved and textured ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with a gated tiled pathway to the homes front door.

Rear Garden

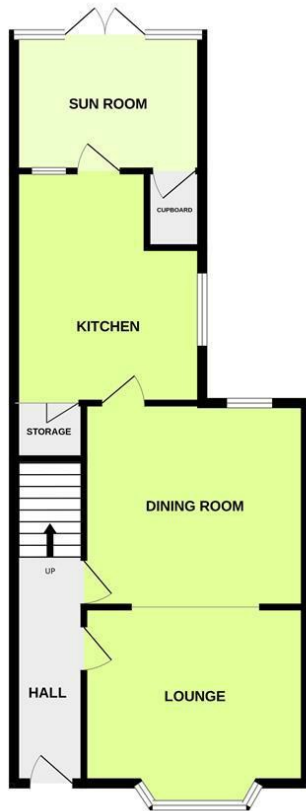
Paved to the rear of the home with space for garden table and chairs. The majority of area is then laid to lawn. Raised flower and shrub bed. Garden workshop with power and light. Rear pedestrian gate. Water butt.

Council Tax

Council Tax Band B



GROUND FLOOR



1ST FLOOR



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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		84
(69-80) C	64	
(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.



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