



5 Barn Close, Worthing, BN13 2BE

Price Guide £325,000



A three bedroom terraced house in the popular Salvington area with accommodation including as follows: Entrance hall, lounge, kitchen/diner. first floor landing, three bedrooms and bathroom/WC. Externally there is a southerly aspect rear garden and front garden.

- Salvington Location
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Family Bathroom/WC
- Southerly Rear Garden
- Double Glazed
- Gas Central Heating





Entrance

Front door to:

Entrance Hall

Staircase to first floor, solid oak wood flooring, radiator, part glazed door to:

Lounge

4.19m x 3.81m (13'9 x 12'6)

Continued solid oak wood flooring, coved ceiling, double glazed window to front, under stairs storage cupboard, opening to:

Kitchen/Dining Room

5.69m x 3.00m (18'8 x 9'10)

Kitchen Area: Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, space used for fridge freezer, washing machine, tumble dryer and

cooker. Opening to dining area. Range of matching wall cupboards and part tiled walls, tiled flooring, double glazed window and door to and overlooking the rear garden. Dining Area: Space for table and chairs, radiator, double glazed window to rear.

First Floor Landing

Recessed storage cupboard with cupboard above, access to loft space.

Bedroom One

4.60m x 2.90m (15'1 x 9'6)

Double glazed window, radiator.

Bedroom Two

3.81m x 3.30m (12'6 x 10'10)

Double glazed window, radiator.

Bedroom Three

2.79m x 1.80m (9'2 x 5'11)

Double glazed window, radiator.

Bathroom/WC

Suite comprising panelled bath with independent shower over, pedestal wash hand basin, low level flush WC, fully tiled walls, double glazed window, heated towel rail.

OUTSIDE

Front Garden

Pebbled with gate and pathway to front.

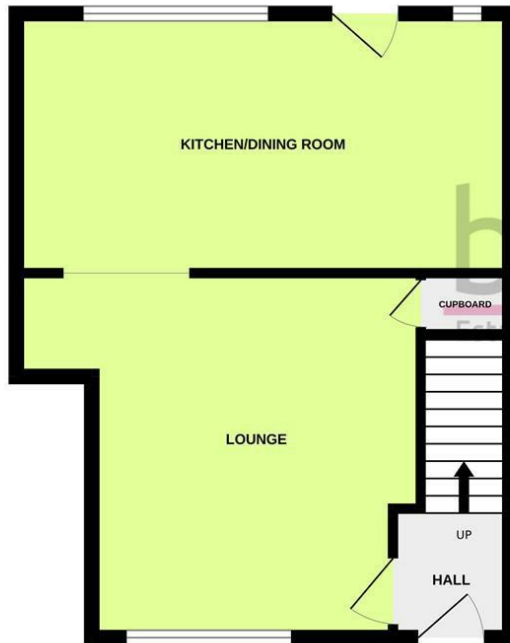
Rear Garden

Popular SOUTHERLY aspect and mainly laid to lawn, enclosed by fencing with gate to rear access and shed,

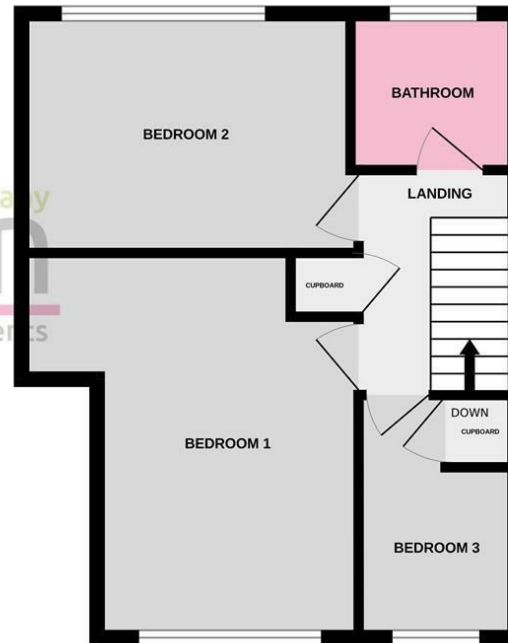
Council Tax

Band C

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			88
(81-91) B			
(69-80) C		68	
(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	

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