



10 Ethelwulf Road, Worthing, BN14 7NF

Price Guide £550,000

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Price Guide £550,000 to £575,000 - Deceptively spacious five double bed roomed and two bathroom semi detached house full of character in the sought after location of Tarring and forming part of the Thomas A Becket school catchment area. This family home is well presented and offers spacious living whilst retaining some original features such as wrought iron fireplaces, picture rails, stripped wood original floorboards, etc. Briefly the accommodation comprises: enclosed entrance porch, reception hall, lounge, dining room, refitted kitchen/breakfast room, first floor landing, three double bedrooms and refitted bathroom./wc. Second floor landing with two further double bedrooms and modern fitted bathroom/wc. Externally there is a walled front garden and delightful secluded rear garden with brick built storage outbuildings.

- Deceptively Spacious Semi-Detached House
- Five Double Bedrooms
- Two Bathrooms
- Two Reception Room
- Character Features
- Gas Central Heating
- Double Glazing
- Tarring Location
- Viewing By Appointment









Wooden front door with obscure leaded glass inset leading to :

#### ENCLOSED ENTRANCE PORCH

Dado rail. Tiled floor. Inner part leaded obscure glass door to reception hall.

#### RECEPTION HALL

Radiator. Dado rail. Stripped wood floorboards. Understairs storage cupboard.

#### LOUNGE

4.88m 0.91m into bay x 3.86m (16' 3 into bay x 12' 8 )

Large double glazed bay window. Wrought iron fireplace having with tiled inset. Two radiators. Picture rail. Cornice ceiling. Stripped wood floorboards.

#### DINING ROOM

3.35m x 3.05m, 2.44m (11' x 10, 8)

Double glazed window. Wrought iron fireplace having a tiled hearth. Radiator. Cornice ceiling. Stripped wood floorboards.

#### KITCHEN/BREAKFAST ROOM

5.03m x 3.18m (16' 6 x 10' 5 )

Part tiled in attractive ceramics. Refitted modern kitchen comprising: Work surfaces with single drainer sink unit with mixer taps. Excellent range of base units comprising of cupboards and deep drawers. Matching wall units. Fitted oven with four ring hob unit and chimney style extractor over. Space and plumbing for Matching wall unit concealing 'Alpha ' gas fired boiler supplying hot water and central heating. Space for tall fridge freezer. Double glazed window. Radiator. Stripped wood flooring. Part double glazed door to garden.

stairs from entrance hall to:

#### FIRST FLOOR LANDING

Dado rail. Stripped wood floorboards. Access to loft space.

#### BEDROOM 1

5.03m x 3.66m (16' 6 x 12' )

Large double glazed windows. Radiator. Stripped wood floorboards. Picture rail.

#### BEDROOM 4

3.40m x 3.25m (11' 2 x 10' 8 )

Double glazed windows. Radiator. Stripped wood floorboards. Picture rail.

#### BEDROOM 5

3.15m x 2.74m (10' 4 x 9' )

Double glazed windows. Radiator. Stripped wood floorboards. Picture rail.

#### REFITTED BATHROOM/WC

2.34m x 2.13m (7' 8 x 7' )

Half tiled in attractive ceramics. Refitted modern white suite comprising of wood panelled bath having telephone style mixer taps, incorporating shower unit. Tiled shower area. Glazed shower cubicle. Wash hand basin with mixer taps set into vanity unit. Close coupled wc. Extractor fan. Vertical chrome radiator. Extractor fan. Obscure glass double glazed window.

Stairs from first floor leading to :

#### SECOND FLOOR LANDING

Recessed ceiling spotlighting.

#### BEDROOM 2

4.88m max x 2.44m (16' max x 8' )

'Velux' double glazed windows. Radiator. Eaves storage cupboard.

#### BEDROOM 3

4.67m max x 3.25m (15' 4 max x 10' 8 )

Double glazed windows. Radiator. Eaves storage cupboard.

#### BATHROOM/WC

Modern fitted suite comprising of fully tiled walk-in double shower with large over head shower head. Glazed shower screen. Close coupled wc. Vanity unit with wash hand basin and storage cupboard. Vertical radiator/towel rail. Double glazed window. Recessed ceiling spot lighting.

#### OUTSIDE

##### FRONT GARDEN

Walled front garden with pathway to front door. Gate providing side access to rear garden.

##### REAR GARDEN

Part walled and secluded rear garden. The majority of area is laid to lawn with flower and shrub borders. Three outbuildings are brick built and set under a pitched tiled roof, one housing power with space for tumble dryer and freezer.

#### Tenure & Council Tax Band

Tenure: Freehold

Council tax band: Band D

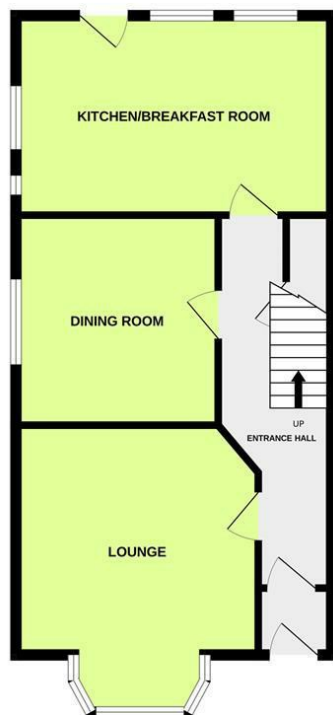
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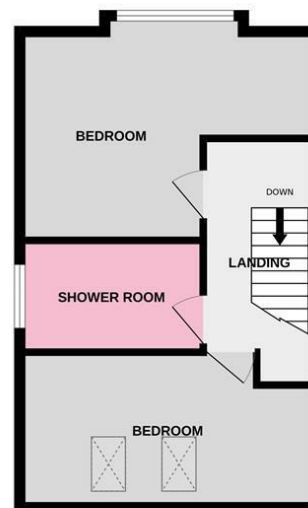
GROUND FLOOR



1ST FLOOR



2ND 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 72                         | 82        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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