



7 Pembury Close, Worthing, BN14 7DW
Guide Price £400,000



We are delighted to offer for sale this extremely well presented three bedroom semi-detached family home positioned in this quiet cul-de-sac location.

In brief the property consists of an open plan lounge / diner on the ground floor with serving hatch through to the modern fitted kitchen with space for appliances, there is a ground floor separate WC which has been fitted to a high specification, to complete the ground floor accommodation you have a spacious conservatory extension which benefits from underfloor heating and two radiators as well as a skylight meaning its a useable space all year round, The first floor comprises of three spacious bedrooms and a modern fitted family bathroom, there is also a useful loft space for storage which is accessed via a drop down ladder.

- Semi-Detached Family Home
- Spacious Plot
- Plenty Of Off Street Parking & Garage
- Three Bedrooms
- Open Plan Lounge / Diner
- Deceptively Spacious Conservatory With Underfloor Heating
- Great School Catchment Area
- Modern Fitted Family Bathroom
- Seperate Ground Floor WC
- Viewing Considered Essential





Entrance Hallway

2.16m x 1.93m (7'1 x 6'4)

Solid wood floor, stairs to first floor landing, textured ceiling, smoke detector, composite front door, PVCU double glazed window.

Lounge / Diner

5.66m x 4.75m at maximum measurements (18'7 x 15'7 at maximum measurements)

Solid wood floor, attractive fireplace with feature log burner, television point, various power points, skimmed ceiling, two wall mounted light fittings, two radiators, PVCU double glazed window, PVCU double glazed door to conservatory.

Kitchen

3.20m x 2.51m (10'6 x 8'3)

Tiled floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, tiled splashbacks, inset stainless steel single drainer sink unit, fitted oven with gas hob above and extractor fan over, space for washing machine and dishwasher, space for fridge freezer, wall mounted combination boiler, PVCU double glazed window, serving hatch, larder cupboard with fitted shelving, access to understairs storage housing meters, PVCU double glazed door leading to rear garden.

Conservatory

5.33m x 5.23m (17'6 x 17'2)

Tiled floor, two radiators, two wall mounted light fittings, PVCU double

glazed windows, PVCU double glazed door leading out onto rear garden, underfloor heating.

Ground Floor WC

2.16m x 1.17m (7'1 x 3'10)

Solid wood floor, radiator, low flush WC, contemporary hand wash basin with mixer tap, PVCU double glazed obscured glass window, textured ceiling.

First Floor Landing

3.07m x 0.91m (10'1 x 3)

Carpeted floor, PVCU double glazed window, cupboard above stairs with shelving, loft hatch access with drop down ladder, textured ceiling.

Bedroom One

4.22m x 2.79m (13'10 x 9'2)

Carpeted floor, single radiator, PVCU double glazed window, bespoke wardrobe with hanging rail and shelving, skimmed ceiling, various power points.

Bedroom Two

2.84m x 2.72m (9'4 x 8'11)

Carpeted floor, single radiator, television point, various power points, PVCU double glazed window, skimmed ceiling.

Bedroom Three

2.90m x 2.59m (9'6 x 8'6)

Carpeted floor, single radiator, PVCU double glazed window, various power points, skimmed ceiling.

Modern Family Bathroom

2.18m x 1.88m (7'2 x 6'2)

Tiled floor, panel enclosed bath with wall mounted power shower above having a rainforest fall shower head, low flush WC, contemporary hand wash basin with mixer tap and vanity unit below, chrome ladder style heated towel rail, fully tiled walls, PVCU double glazed obscured glass window, skimmed ceiling with spotlights.

Externally

Front Garden

Mainly laid to off street parking for approximately 4 vehicles, flower border.

Rear Garden

Mainly laid to lawn with various flower borders, large patio area, direct access to garage, outside security lighting, outside power sockets, plastic storage shed, private access to alleyway through to Westcourt Road.

Garage

Having an electric up & over door with power and lighting, also having various shelving units.

Council Tax

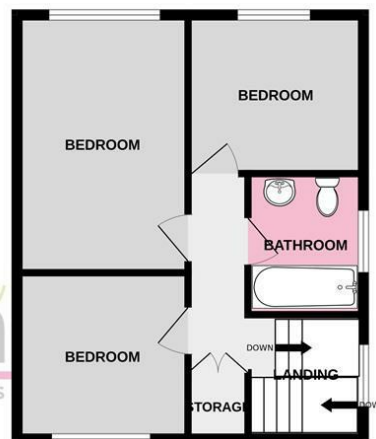
Band C



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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Estate and letting agents

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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