



227 South Farm Road, Worthing, BN14 7TW  
Offers Over £400,000

and company  
**bacon**  
Estate and letting agents





We are delighted to offer for sale this well presented three bedroom mock tudor end of terrace family home, having the added benefit of potential for off street parking and a garage with an up and over door power and lighting.

The property itself consists of an open plan living arrangement, with lounge & dining space, separate kitchen with stable door leading to rear garden, on the first floor you have a modern fitted family bathroom, two large double bedrooms and a single room or home office depending on your personal preference.

Contact us today to arrange your viewing.

- Mock Tudor End Of Terrace Family Home
- Three Bedrooms
- Fitted Kitchen & Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout
- Good School Catchment Area
- Close To Local Aminities
- Spacious Lounge
- Separate Dining Room









### Entrance Hallway

3.84m x 2.01m (12'7 x 6'7)

Composite front door, parquet flooring, single radiator, stairs to first floor landing, picture rail, access to understairs storage cupboard, wall mounted heating control panel.

### Kitchen

5.03m x 2.39m (16'6 x 7'10)

Tiled floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for under counter fridge and freezer units, space for range cooker with extractor fan above, space and provision for dishwasher, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, wall mounted Worcester boiler, fully tiled walls, fitted larder cupboard with space and provision for washing machine and tumble dryer, single radiator, various power points, spotlights, smoke detector, composite stable door leading out to rear garden.

### Dining Room

3.86m x 3.15m (12'8 x 10'4)

Original wood flooring, various power points, picture rail, PVCU double glazed opening doors, single radiator, double opening doors into the lounge.



### Lounge

4.27m x 3.68m (14' x 12'1)

Original wood flooring, built in storage around feature fireplace with wooden mantle, recessed shelving, picture rail, single radiator, PVCU double glazed bay window, television point, various power points.

### Landing

2.67m x 2.39m (8'9 x 7'10)

Carpeted floor, picture rail, loft hatch access, smoke detector.

### Bathroom

2.36m x 2.16m (7'9 x 7'1)

Vinyl floor, low flush WC, pedestal hand wash basin with mixer tap, panel enclosed bath with shower attachment over, part tiled walls, PVCU double glazed obscured glass windows, shaving point, chrome ladder style heated towel rail, extractor fan, spotlights.

### Bedroom One

4.29m x 3.66m (14'1 x 12)

Carpeted floor, single radiator, picture rail, PVCU double glazed bay window.



### Bedroom Two

3.86m x 3.18m (12'8 x 10'5)

Carpeted floor, single radiator, picture rail, PVCU double glazed window.

### Bedroom Three

3.20m x 1.91m (10'6 x 6'3)

Carpeted floor, picture rail, single radiator, PVCU double glazed window.

### Externally

#### Front Garden

Mainly laid to lawn with pathway leading to front door, various mature shrub borders, gated side access, flint wall enclosed to the front, brick wall enclosed to the sides.

#### Rear Garden

Decked area, stepping onto large lawned area, having various mature shrub borders, two brick built outside storage spaces, fence enclosed, parcel of land to the rear of the garden which could be used as an off street parking space if required.

#### Garage

Having an up and over door with power and lighting, accessed via a rear service road.

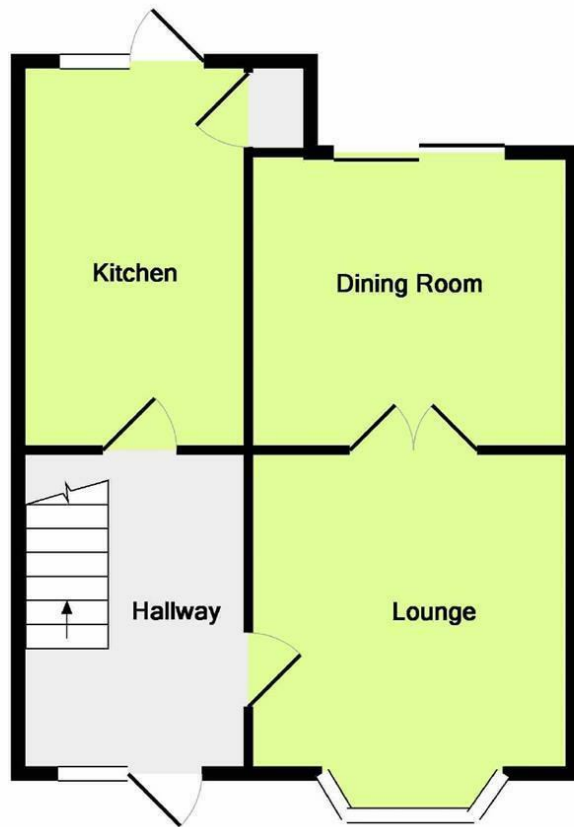
#### Council Tax

Band C

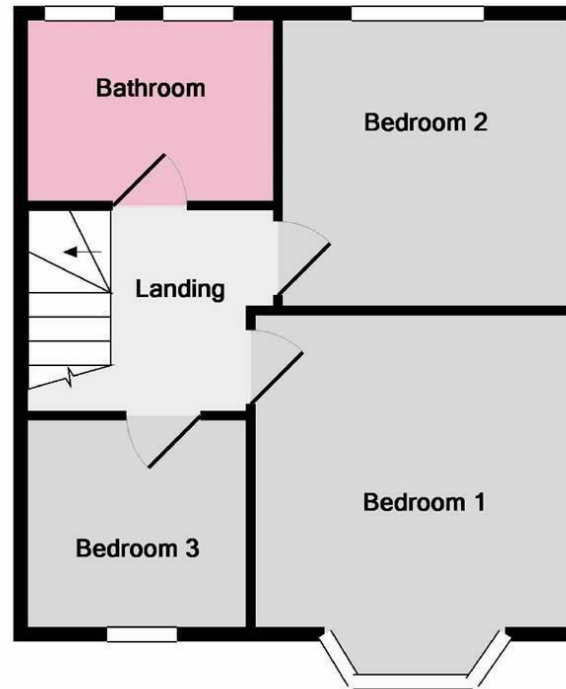








Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(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 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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk