



39 King Street, Worthing, BN14 7BN
Guide Price £425,000

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We are delighted to offer for sale this extremely well presented extended mid terrace family home, the property itself has been tastefully refurbished whilst keeping some of the property original features in place.

Internally the property consists of two separate reception rooms, a modern open plan kitchen breakfast room, conservatory extension and ground floor WC, on the first floor you have three spacious bedrooms and the family bathroom.

Externally there is a West aspect rear garden which is low maintenance for ease.

- Extended Period Terraced House
- Three Bedrooms
- Two Separate Reception Rooms
- Modern Fitted Kitchen
- West Aspect Rear Garden
- Great School Catchment Area
- Close To Local Amenities
- No On-Going Chain





Entrance Hallway

Wooden front door, laminate flooring, access to understairs storage cupboard housing electric fuseboard, stairs to first floor landing, dado rail, single radiator, two light fittings with feature ceiling roses, smoke detector.

Separate Lounge

4.62m x 3.25m (15'2 x 10'8)

Recently fitted carpeted floor, various power points, original feature fireplace with attractive surround and mantle, original sash bay fronted window, single radiator, picture rail, single light fitting with feature ceiling rose.

Separate Dining Room

3.35m x 2.57m (11 x 8'5)

Laminate flooring, single radiator, various power points, original sash window, picture rail, single light fitting with feature ceiling rose.

Modern Fitted Kitchen

3.94m x 2.87m (12'11 x 9'5)

Laminate floor, square edge solid wood work surfaces with cupboards below and matching eye level cupboards, space and provision for washing machine, space for dishwasher, space for fridge freezer, tiled splashbacks, integrated Zanussi oven with four ring electric hob above, two sash windows, various power points, single drainer sink unit with mixer tap, opening into inner lobby.



Inner Lobby

2.26m x 1.02m (7'5 x 3'4)

Laminate floor, part tiled walls, fitted cupboard housing hot water cylinder & Kingfisher boiler, single ceiling light fitting.

Ground Floor WC

1.45m x 0.97m (4'9 x 3'2)

Tiled floor, low flush WC, contemporary hand wash basin with mixer tap, single light fitting, opening window.

Conservatory Extension

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

Laminate floor, single light fitting, various power points, PVCU double glazed door leading into courtyard, PVCU double glazed double doors opening into west aspect rear garden.

First Floor Split Level Landing

4.34m x 1.55m (14'3 x 5'1)

Recently fitted carpeted floor, dado rail, loft hatch access, single ceiling light fitting with ceiling rose, smoke detector.

Bedroom One

4.32m x 3.94m (14'2 x 12'11)

Recently fitted carpeted floor, single radiator, various power points, original sash windows, feature fireplace with attractive surround and mantle, picture rail, single light fitting with feature ceiling rose.



Bedroom Two

3.35m x 2.59m (11 x 8'6)

Recently fitted carpeted floor, single radiator, various power points, PVCU double glazed window, picture rail, single light fitting with ceiling rose.

Bedroom

2.82m x 2.06m (9'3 x 6'9)

Recently fitted carpeted floor, single radiator, PVCU double glazed window, single light fitting with ceiling rose, feature fireplace with attractive surround and mantle.

Bathroom

1.73m x 1.52m (5'8 x 5)

Vinyl floor, low flush WC, pedestal hand wash basin with hot & cold tap, panel enclosed bath with shower attachment over, part tiled walls, single light fitting, opening window, wall mounted vanity unit.

Externally

Front Garden

Mainly laid to chipstone, tiled pathway leading to front door, dwarf wall enclosed.

Rear Garden

Artificial lawned area, leading onto chipstone area, steps leading up to further patio area, secondary artificial lawned area having various flower and shrub borders, gated rear access, outside tap, fence and wall enclosed.

Council Tax

Band C



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(69-80) C		
(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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