



91 Wiston Avenue, Worthing, BN14 7PS
Guide Price £375,000



A three bedroom semi detached family home located within the sought after catchment area of Thomas A Becket. The accommodation consists of a entrance porch reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms, shower room, separate w.c, loft, shared driveway, garage, front and rear gardens.

- Semi Detached Family House
- Three Bedrooms
- TAB Catchment Area
- Open Plan Kitchen/Dining
- Double Glazed Windows
- Gas Central Heating
- South Aspect Rear Garden
- No Onward Chain



Enclosed Entrance Porch

1.70m x 0.74m (5'7 x 2'5)

Accessed via a double glazed front door. North aspect obscure glass double glazed window. Tiled flooring. Inner window and glazed door to the reception hall.

Reception Hall

3.71m x 1.83m (12'2 x 6'0)

Radiator. Central heating thermostat. Wood laminate flooring. Textured ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.57m x 3.76m (15'0 x 12'4)

North aspect via double glazed windows. Yorkstone fireplace with raised hearth, surround and mantle over. Radiator. Internal window to dining area. Coved and textured ceiling.

Open Plan Kitchen/Dining Room

5.77m x 3.35m (18'11 x 11'0)

Kitchen Area

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards under. Matching shelved wall units. Two pantry's. Part tiled walls. Space for cooker and upright fridge/freezer. Tiled flooring. South aspect double glazed window and door to rear garden.



Dining Area

South aspect double glazed windows. Radiator. Wood laminate flooring. Levelled and coved ceiling.

First Floor Landing

4.88m max x 1.52m max (16'0 max x 5'0 max)

Built in double linen cupboard housing the homes wall mounted central heating boiler and slatted shelving. Access to loft space. Doors to all first floor rooms.

Bedroom One

48.16m x 3.07m (158'0 x 10'1)

North aspect double glazed windows. Built in double wardrobe. Radiator. Textured ceiling.

Bedroom Two

3.00m x 2.44m (9'10 x 8'0)

South aspect double glazed windows. Radiator. Textured ceiling.

Bedroom Three

4.45m max x 2.54m max (14'7 max x 8'4 max)

North aspect double glazed window. Built in storage cupboard. Radiator. Textured ceiling.

Shower Room

Comprising of a step in shower cubicle with shower unit. Wash hand basin having mixer taps and drawers below. Part tiled walls. Radiator. Tile effect vinyl flooring. Wall mounted electric heater. Textured ceiling, Obscure glass double glazed window.



Separate W.C

1.73m x 0.81m (5'8 x 2'8)

Push button w.c. Tile effect vinyl flooring. Textured ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Mainly laid to shingle with a pathway to the homes front door.

Rear Garden

South facing, secluded and paved rear garden. Outside water tap. Outside wall light. Side gate to shared driveway.

Shared Driveway

Giving access to the homes garage.

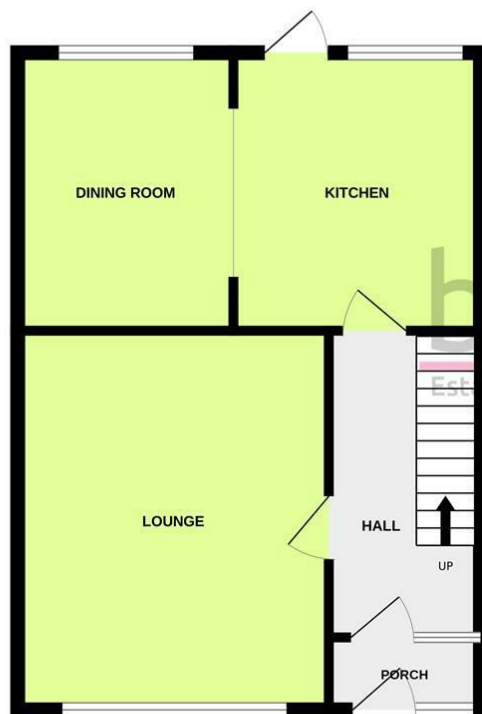
Garage

Brick built and accessed via an up and over door.

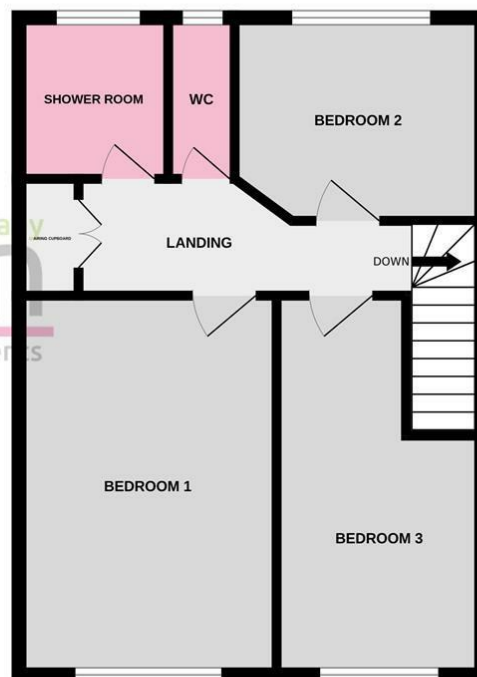
Council Tax

Council Tax Band D

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
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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