



11a Glebeside Avenue, Worthing, BN14 7PR
Offers In Excess Of £500,000

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A three bedroom semi detached family house in a most popular location with accommodation including as follows: Entrance porch, entrance hall, ground floor WC, lounge, dining room, utility room, kitchen, reception room, three first floor bedrooms and a shower room/WC. There are private gardens and off road parking to garage (converted to room).

- Tarring Location
- Semi detached Family House
- Lounge and Dining room
- Kitchen and Utility Room
- Ground Floor WC
- Converted Reception Room
- Three Bedrooms/ Shower room
- Gardens





Entrance Porch

Front door, double glazed window, door to:

Entrance Hall

Staircase to first floor with under stairs cupboard, radiator.

Ground Floor WC

Low level flush WC, radiator, fully tiled walls.

Lounge

5.21m x 3.35m (17'1 x 11'0)

Double glazed bay window to front, radiator, coved ceiling.

Dining Room

6.40m x 3.05m narrowing to 2.74m (21'0 x 10'0 narrowing to 9'0)

Radiator, coved ceiling, double glazed patio doors to and overlooking the rear garden.

Kitchen

5.18m x 5.11m narr to 2.74m (17'0 x 16'9 narr to 9'0)

L shaped room comprising an excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and 5 ring Neff hob, Integrated dishwasher and space used for large fridge freezer, matching wall cupboards with underlighting and larger



cupboards with spilt level oven and space for microwave, double glazed windows and door to garden, wood flooring, radiator, coved ceiling, double doors to:

Utility Room

2.79m x 2.59m (9'2 x 8'6)

Worktop with space under, cupboards with space under used for washing machine and tumble dryer, radiator, double glazed window, wood flooring, part glazed door to:

Reception Room

3.51m x 2.44m (11'6 x 8'0)

Formally part of the garage and adapted, levelled ceiling with inset lighting, wood flooring, radiator.

First floor Landing

Access to loft space, shelved cupboard and additional overstairs cupboard, double glazed window, coved ceiling.

Bedroom 1

5.21m x 2.77m (17'1 x 9'1)

Double glazed bay window t front, range of fitted wardrobes and cupboards eitherside and matching dresser, coved ceiling, window seat and cupboards under.

Bedroom 2

4.22m x 3.20m (13'10 x 10'6)

Radiator, coved ceiling, double glazed window.

Bedroom 3

2.44m x 2.31m (8'0 x 7'7)

Double glazed window, coved ceiling, radiator.

Shower Room/WC

Step in double shower cubicle, wall mounted wash hand basin with cupboards under and either side with personal mirror, range of matching wall cupboards and drawers, heated towel rail, low level flush WC, part tiled walls, tiled flooring.

Rear Garden

Enclosed by fencing, artificial grass, paved areas, summerhouse.

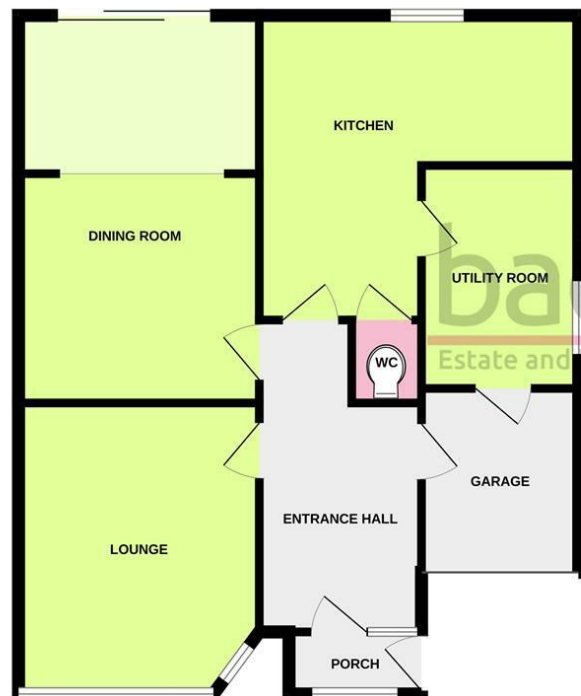
Front Garden

Mostly paved

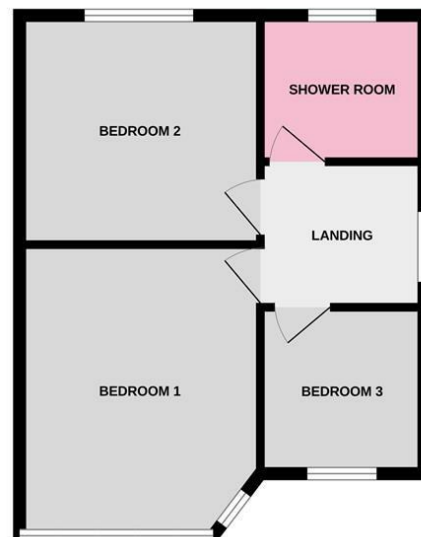
Private Driveway/Garage

Off road parking for several cars and access to garage (converted to reception room)

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		82
(69-80) C	67	
(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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