



157 Findon Road, Worthing, BN14 0BQ  
Offers Over £525,000

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We are delighted to offer for sale this deceptively spacious & extended three bedroom family home having the added benefit of two separate reception rooms and an open plan kitchen / breakfast room.

In Brief the property comprises of a separate entrance porch opening into a spacious entrance hallways with doors too, a bay front lounge area with sliding doors into the dining space, a ground floor WC, the kitchen / breakfast room is positioned in the extension to the rear and has a breakfast bar with seating for four people, there is also a ground floor shower room for ease if required, you have direct access into the double length garage from the kitchen / breakfast room.

- No On-Going Chain
- Extended Kitchen Breakfast Room
- Ground Floor Shower Room
- Great School Catchment Area
- Three Bedrooms
- First Floor Family Bathroom
- Elevated Rear Garden
- Double Length Garage & Workshop
- Close To Local Amenities & Shops
- Two Reception Rooms









#### Entrance Porch

1.42m x 1.02m (4'8 x 3'4)

Wooden front door, tiled floor, shelving units, further front door.

#### Entrance Hallway

3.15m x 3.02m (10'4 x 9'11)

Carpeted floor, PVCU double glazed window, single radiator, picture rail, textured ceiling, stairs leading to first floor, access to understairs storage.

#### Lounge

5.13m x 3.51m (16'10 x 11'6)

Carpeted floor, PVCU double glazed bay window, single radiator, picture rail, textured ceiling, various power points, television point, gas fire, sliding doors to dining room.

#### Dining Room

3.71m x 3.51m (12'2 x 11'6)

Carpeted floor, single radiator, various power points, picture rail, gas fire, textured ceiling, sliding door to Kitchen / Breakfast Room.

#### Ground Floor WC

1.37m x 0.69m (4'6 x 2'3)

Vinyl floor, part tiled walls, low flush WC, PVCU double glazed window, textured ceiling, dado rail.

#### Kitchen Breakfast Room

6.65m x 6.12m (21'10 x 20'1)

Carpeted tiled floor, roll edge solid work surfaces with cupboards below and matching eye level cupboards with a high gloss finish, space for washing machine and fridge freezer units, eye level oven, separate oven with four ring induction hob above, spotlights, skimmed ceiling, radiator, inset stainless steel sink unit with mixer tap,

matching integrated dishwasher, breakfast bar area with seating for four, various PVCU double glazed windows, three wall mounted light fittings, PVCU double glazed doors to rear garden, access to ground floor shower room and direct access to double length garage, PVCU double glazed door to undercover side access.

#### Ground Floor Shower Room

1.37m x 0.79m (4'6 x 2'7)

Tiled floor, tiled walls, fitted shower cubicle having an integrated power shower, window, spotlights.

#### First Floor Landing

4.80m x 0.97m (15'9 x 3'2)

Carpeted floor, PVCU double glazed window, textured ceiling, loft hatch access.

#### Bedroom One

4.83m x 3.48m (15'10 x 11'5)

Carpeted tile floor, PVCU double glazed bay window, single radiator, various power points, picture rail, two fitted double wardrobes with various hanging rails and shelving further cupboards above.

#### Bedroom Two

3.58m x 3.48m (11'9 x 11'5)

Laminate floor, single radiator, PVCU double glazed window, picture rail, skimmed ceiling, various power points.

#### Bedroom Three / Home Office

2.57m x 2.08m (8'5 x 6'10)

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

#### Family Bathroom

2.13m x 2.08m (7 x 6'10)

Carpeted floor, panel enclosed bath with shower attachment above, part tiled walls, pedestal hand wash basin with hot & cold tap, PVCU double glazed obscured glass window, fitted storage cupboards with slatted shelving, textured ceiling.

#### Separate WC

2.08m x 0.89m (6'10 x 2'11)

Laminate floor, low flush WC, part tiled walls, PVCU double glazed obscured glass window, textured ceiling.

#### Externally

##### Front Garden

Mainly laid to off street parking for three plus vehicles, mature shrub and bush borders, fence enclosed, gated side access.

##### Rear Garden

Patio area, stepping up onto timber built decked area, access into outside workshop / timber store, steps leading up to elevated lawn area, having various mature shrub, tree and plant borders, separate veggie patch area, polytunnel with racking, timber built log cabin with raised decked area, gated side access, PVCU storage shed, water but, outside tap.

##### Double Length Garage

Having an up & over door, power & lighting and various shelving units.

##### Council Tax

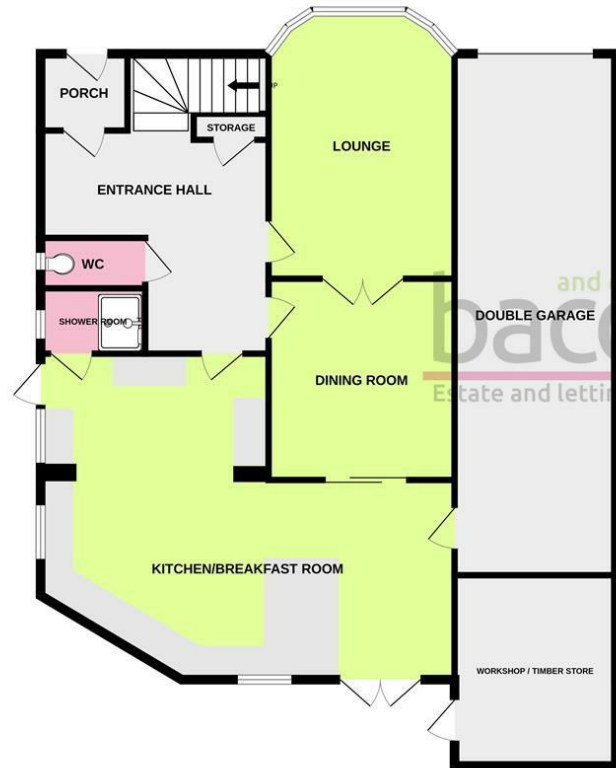
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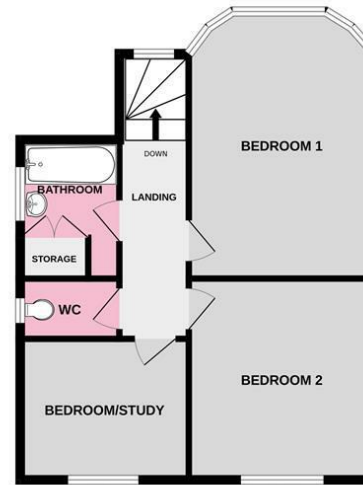




GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.



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