



56 St. Andrews Road, Worthing, BN13 1HL  
Guide Price £350,000

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A contemporary and well extended two bedroom end of terrace family home located in Tarring. Briefly the accommodation comprises: entrance hall, living room, extended kitchen/dining room, downstairs cloakroom/utility, landing, two bedrooms and bathroom/wc. Externally there are well maintained front and rear gardens along with off road parking for two vehicles. Situated in the highly popular Tarring area. The property is ideally situated with close proximity of local shops, school catchment and various travel links.

- End Of Terrace
- Two Bedrooms
- Luxury Extended Kitchen/Diner
- Downstairs Cloakroom/Utility
- Living Room
- Bathroom/wc
- Landscaped Rear Garden
- Private Driveway
- Popular Tarring Location
- Close to local, schools, shops and transport links









### Entrance Hall

Double glazed composite door. Radiator. Panelled walls.

### Living Room

3.05m x 4.57m (10'5 x 15'8)

Double glazed bay window. Radiator. Picture rail. Recessed alcove shelving and cupboard. Wall lighting.

### Extended Kitchen/Breakfast

6.1m x 3.96m (20'4 x 13'6)

Solid Surface Mirostone worktop having inset double bowl ceramic butler sink with swan neck mixer tap and inset grooved draining board. Space for 'Rangemaster' cooker with stainless steel splash back and extractor cooker hood above. Space and plumbing for dishwasher. Space for tall fridge/freezer. Matching range of contemporary units with cupboard, drawers and wall units. Two double glazed windows to side. Understairs storage cupboard. Inset ceilings spotlighting.



Extension comprising aluminum framed double glazed bi-folding doors to rear garden. Aluminum framed double glazed sky light. Underfloor heating throughout. Door to:

### Ground Floor WC/ Utility

Concealed cistern WC. Wall mounted wash hand basin with mixer tap. Space and plumbing for washing machine and separate tumble dryer. Cupboard. Double glaze window. Tiled floor. Inset ceiling spotlights. Extractor fan.

Stairs from entrance hall to:

### Landing

Panelled walls. Access hatch to loft.

### Bedroom One

3.05m x 3.35m (10'4 x 11'9)

Double glazed windows to front. Radiator. Picture rail. Recessed storage area over stairs currently comprised as wardrobe with shelving and hanging rail.



### Bedroom Two

3.66m x 1.83m (12'6 x 6'6)

Double glazed window overlooking rear garden. Radiator. Picture rail.

### Bathroom/wc

2.74m x 1.83m (9'2 x 6'5)

Tiled walls. White suite comprising: panelled P shaped bath with glazed shower screen, mixer taps, and wall mounted controls for overhead shower. Close coupled WC. Vanity unit with wash hand basin and mixer tap with cupboard storage below. Inset ceiling spotlights. Built-in airing cupboard housing wall mounted combination boiler supplying gas central heating and hot water. Double glazed window.

### Secluded Rear Garden

Areas of shingle for ease and maintenance. Majority being laid to lawn. Access to front via side gate. Six foot fence surround. Timber shed. Borders of mature, small trees, shrubs and bushes. Composting/allotment area for growing vegetables and fruits. Greenhouse.

### Front Driveway

Block paved for ease and maintenance. Areas of shingle. Off Road parking for two vehicles.

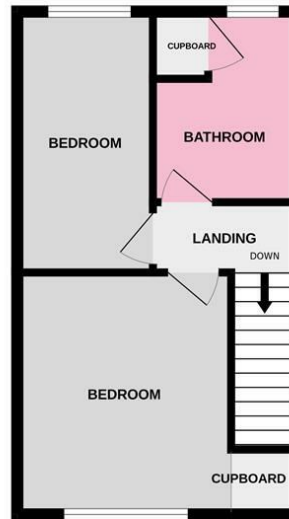




GROUND FLOOR



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 misstatement. 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>		<b>85</b>
(81-91) <b>B</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.



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