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75 Poulter's Lane  
Worthing BN14 7SX  
Guide price  
£800,000



and company  
**bacon**  
Estate and letting agents



Bacon and Company are delighted to offer this very impressive detached family home with accommodation including as follows: Entrance porch, entrance hall, 29'5 lounge/diner, dining room, 23'2 kitchen/breakfast room, additional lounge, ground floor bedroom and en suite shower room. On the first floor there is a landing leading to three further bedroom, en suite bathroom/w.c and family bathroom.

Externally there is a self contained ANNEX comprising a entrance hall, private kitchen, shower room/WC and bed sitting room overlooking the garden. There are extensive gardens at the rear with patio area and off road parking at the front for several cars.



#### Entrance Porch

Tiled flooring, part glazed door to:

#### Reception Hall

Feature brick corner fireplace, meter cupboard, staircase to first floor.

#### Lounge 29'5 x 10'7 (8.97m x 3.23m)

Feature raised fireplace with log burner, two radiator, double glazed window to front and double glazed sliding patio doors to and overlooking the rear garden. Opening to kitchen, door to sitting Room

#### Family Room / Office 17'7 into bay x 9'4 (5.36m into bay x 2.84m)

Double glazed window to side, levelled ceiling, wall mounted radiator, double glazed bay window to front.

#### Dining Room 11'3 x 9'4 (3.43m x 2.84m)

Radiator, levelled ceiling, double glazed window and door to and overlooking the rear garden, door to

#### Kitchen/Breakfast Room 23'2 x 10'6 (7.06m x 3.20m)

Karndean flooring and levelled ceiling with inset lighting, double glazed window and door to and overlooking the rear garden. Excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, space used for range sized cooker with extractor and canopy over, integrated larger fridge and freezer, breakfast bar, range of matching wall cupboards, sky light window.

#### Ground Floor Bedroom Four 17'3 x 9'7 (5.26m x 2.92m)

Double glazed window to front, storage cupboard, levelled ceiling, door to:

#### En-Suite Shower Room/WC

Step in shower cubicle, pedestal wash hand basin, low level flush WC.

#### Split Level Landing

Radiator, access to loft space, doors to:

#### Principle Bedroom 18'4 x 10'3 (5.59m x 3.12m)

Range of fitted wardrobes, window seat with cupboards under, radiator, double glazed window to front and rear, double doors opening to:

#### En-Suite Bathroom/WC 17'9 x 10'4 (5.41m x 3.15m)

Levelled ceiling with inset lighting, tiled flooring, walk in shower cubicle, low level flush WC, stand alone double sided bath, contemporary wash hand basin. Double glazed frosted window to front and rear.

#### Bedroom Two 12'0 x 9'10 (3.66m x 3.00m)

Radiator, double glazed window to rear, range of fitted wardrobes.

#### Bedroom Three 15'8 x 9'7 (4.78m x 2.92m)

Range of fitted wardrobes, double glazed window to rear and front, radiator.

#### Family Bathroom

Suite comprising panelled corner bath, double fully tiled shower cubicle, low level flush WC, wall mounted wash hand basin, range of storage cupboards, two double glazed frosted window, levelled ceiling with inset lighting, heated towel rail.

#### Self Contained Annex

Ideal for Home and Income, granny annex or home working. The ground floor annex is self contained and accessed via a private front door. The annex consists of a reception hall, lounge/bedroom (14'11 x 14'9), separate kitchen and separate shower room/w.c. Double glazed windows and gas central heating. Inner door to the main residence family room/office  
**The annex has its own council tax band (Band A - £643.35 for tax year ending April 2021).**

#### OUTSIDE

#### Private Driveway

Off road parking for several cars.

#### Rear Garden

The rear garden is a feature of the property being of popular Southerly aspect secluded by fencing, mature trees with recently raised patio area.

#### Tenure

Freehold

#### Council Tax Band

E

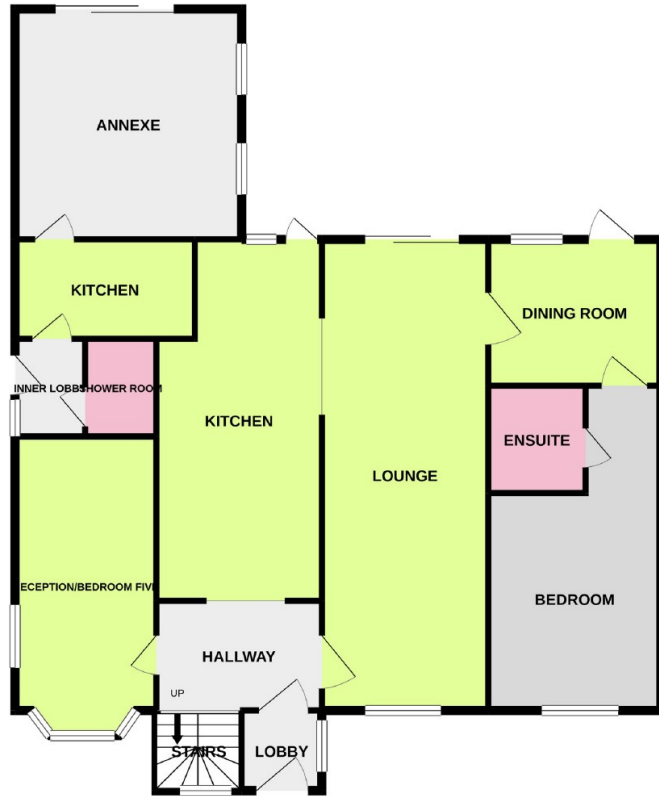
#### Local Authority

Worthing Borough Council

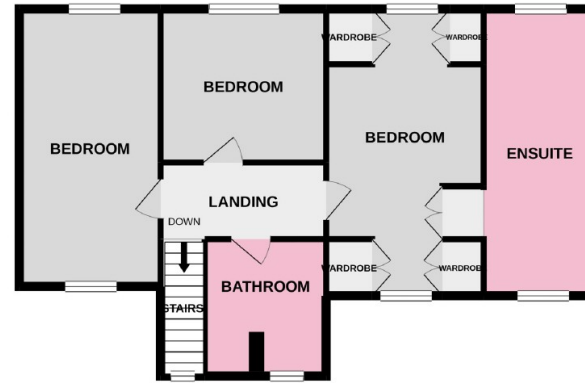




GROUND FLOOR



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
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(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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[baconandco.co.uk](http://baconandco.co.uk)

14-16 Broadwater Street West,  
Broadwater, Worthing, West  
Sussex, BN14 9DA  
01903 524000  
[broadwater@baconandco.co](mailto:broadwater@baconandco.co)

