



46 St. Andrews Road, Worthing, BN13 1HL
Guide Price £425,000

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A five bedroom family house in a most popular location offered for sale with vacant possession and with accommodation including as follows: Entrance hall, lounge, kitchen/diner, conservatory, ground floor WC and shower room, five first floor bedrooms and a first floor WC. Externally there is a lovely garden at the rear and a garage with off road parking. Viewing is recommended.

- Popular Tarring Location
- Five Bedroom Family House
- Lounge & Kitchen/Diner
- Conservatory
- Ground Floor Shower Room & WC
- Five First Floor Bedrooms
- First Floor WC
- Garage, Gardens & Parking





Entrance

Part glazed door to:

Entrance Hall

Staircase to first floor, door to:

Lounge

4.95m x 3.25m (16'3 x 10'8)

Double glazed bay window, wall mounted gas fired back boiler, door to:

Kitchen/Diner

4.17m x 3.35m (13'8 x 11'0)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, range of matching wall cupboards and part tiled walls, space used for fridge, dishwasher, space used for table and chairs, radiator, under stairs storage cupboard, door to conservatory, Door to:

Shower Room

Comprising step in fully tiled a shower cubicle, wash hand basin, radiator, airing cupboard, double glaze window.

Conservatory

4.19m x 2.87m (13'9 x 9'5)

Space used for washing machine, tumble dryer and fridge freezer, double glazed windows and French doors to and overlooking the rear garden, door to:

Ground Floor WC

High level flush WC, part tiled walls.

First Floor Landing

Access to loft space.

Bedroom 1

3.84m x 3.23m (12'7 x 10'7)

Range of fitted wardrobes, radiator, double glazed window to front, recessed storage cupboard.

Bedroom 2

3.71m x 2.26m (12'2 x 7'5)

Double glazed window to front, radiator, coved ceiling.

Bedroom 3

2.82m x 2.34m (9'3 x 7'8)

Double glazed window, radiator.

Bedroom 4

2.87m x 2.06m (9'5 x 6'9)

Double glazed window, radiator.

Bedroom 5

2.82m x 2.06m (9'3 x 6'9)

Double glazed window, radiator.

Separate WC

Low level flush WC.

Rear Garden

The rear garden is a feature of the property being mainly laid to lawn with paved seating area, greenhouse and shed.

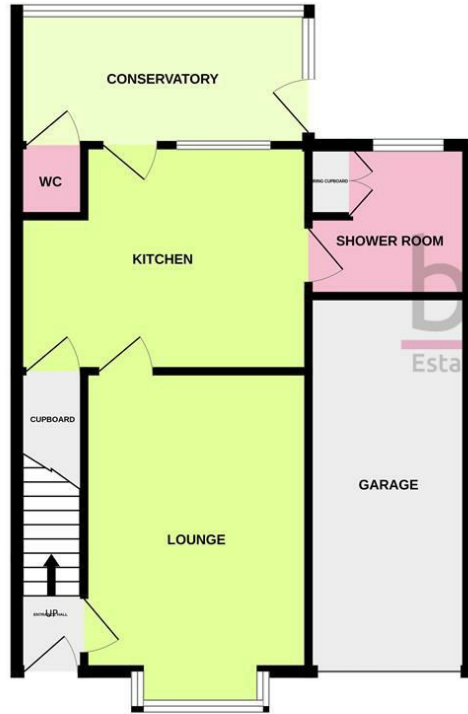
Integral Garage

With up and over door.

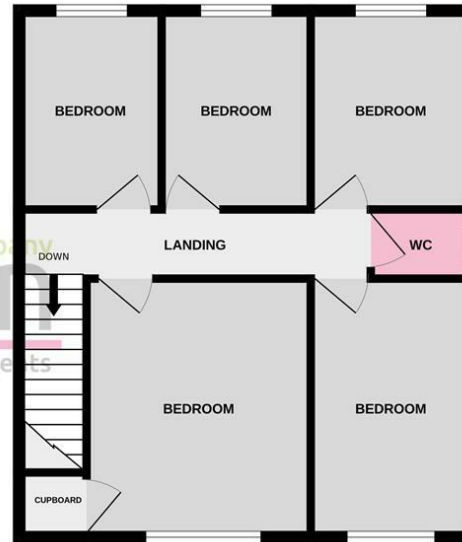
Front and Parking

off road parking at the front with access to garage.

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			
(55-68) D		50	
(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.

