

136 Dominion Road, Worthing
Worthing

In Excess of £375,000



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Worthing, Worthing

Fully refurbished 3/4 bed house with modern kitchen, flexible living spaces, luxurious bathroom, driveway, and landscaped garden. Conveniently located near train station, shops, and schools. Ideal comfort and practicality in a chain-free property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully Refurbished Three/Four Bedroom House
- Modern Refitted Kitchen/Breakfast Room
- Versatile Ground Floor Living Space
- Newly Installed Heating System and Full Re-Wire
- Marble Effect Tiled Bathroom
- Driveway Providing Off Road Parking
- Chain Free
- Landscaped Rear Garden
- Conveniently Situated Close to the Train Station, Shops and Schools



Hallway

13' 0" x 3' 6" (3.97m x 1.06m)

Welcoming entrance hall with herringbone effect Karndean flooring flowing through to dining room and kitchen.

Living Room

12' 2" x 11' 7" (3.71m x 3.54m)

Light and airy bay fronted living room with double glazed window and radiator. This room could be utilised as a fourth bedroom.

Dining Room

11' 7" x 12' 6" (3.53m x 3.81m)

Fantastic size dining room with double glazed door leading out to rear garden, opening in to kitchen.

Kitchen

12' 4" x 8' 11" (3.76m x 2.71m)

Beautifully re-fitted kitchen comprising grey shaker style wall and base units and drawers, single sink drainer, marble effect worktops, integrated oven, hob with extractor above, fridge, freezer, washing machine and dishwasher. Double aspect windows overlooking the rear garden, space for dining table and chairs, understairs storage cupboard.

First Floor Landing

14' 8" x 2' 8" (4.47m x 0.81m)

Light and airy landing with feature glass balustrade, loft hatch and airing cupboard housing boiler.

Bedroom One

10' 1" x 15' 8" (3.07m x 4.78m)

Spacious double bedroom with two double glazed windows with delightful park views.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.91m)

Further good size double bedroom.



Bedroom Three

5' 1" x 8' 11" (1.54m x 2.71m)

Double glazed window overlooking rear garden.

Bathroom

7' 0" x 5' 10" (2.13m x 1.77m)

Fully tiled marble effect white bathroom suite comprising bath with shower over, chrome ladder towel rail, vanity sink unit, WC.

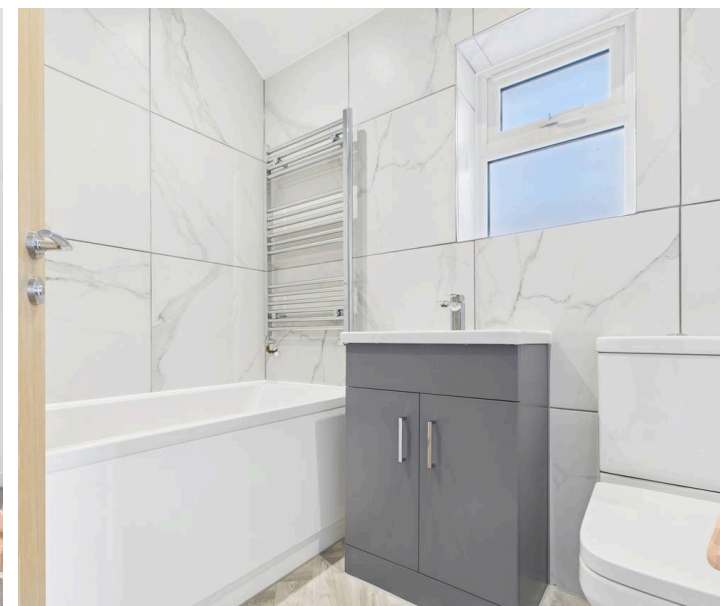
Rear Garden

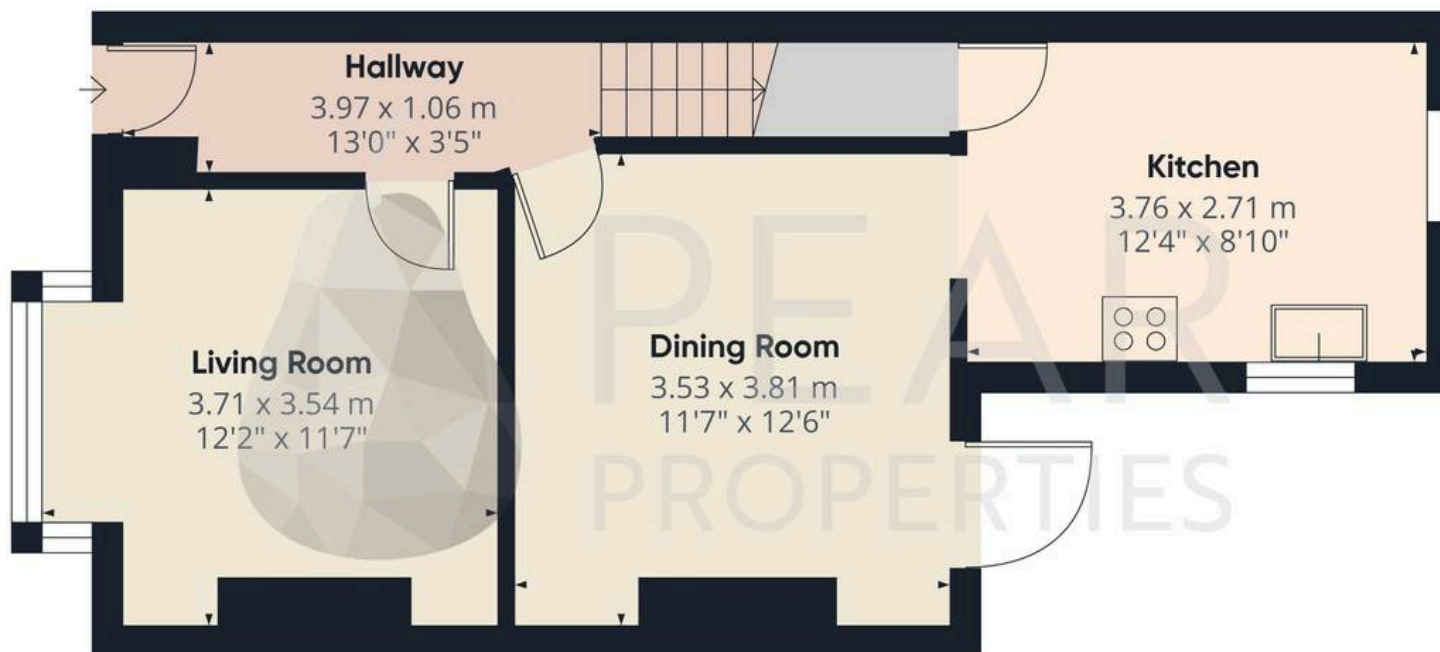
Landscaped rear garden enclosed with fencing with patio seating area, path leading to rear gate and the remainder being laid to lawn.

DRIVEWAY

1 Parking Space

Shingle driveway providing off road parking to the front of the property.



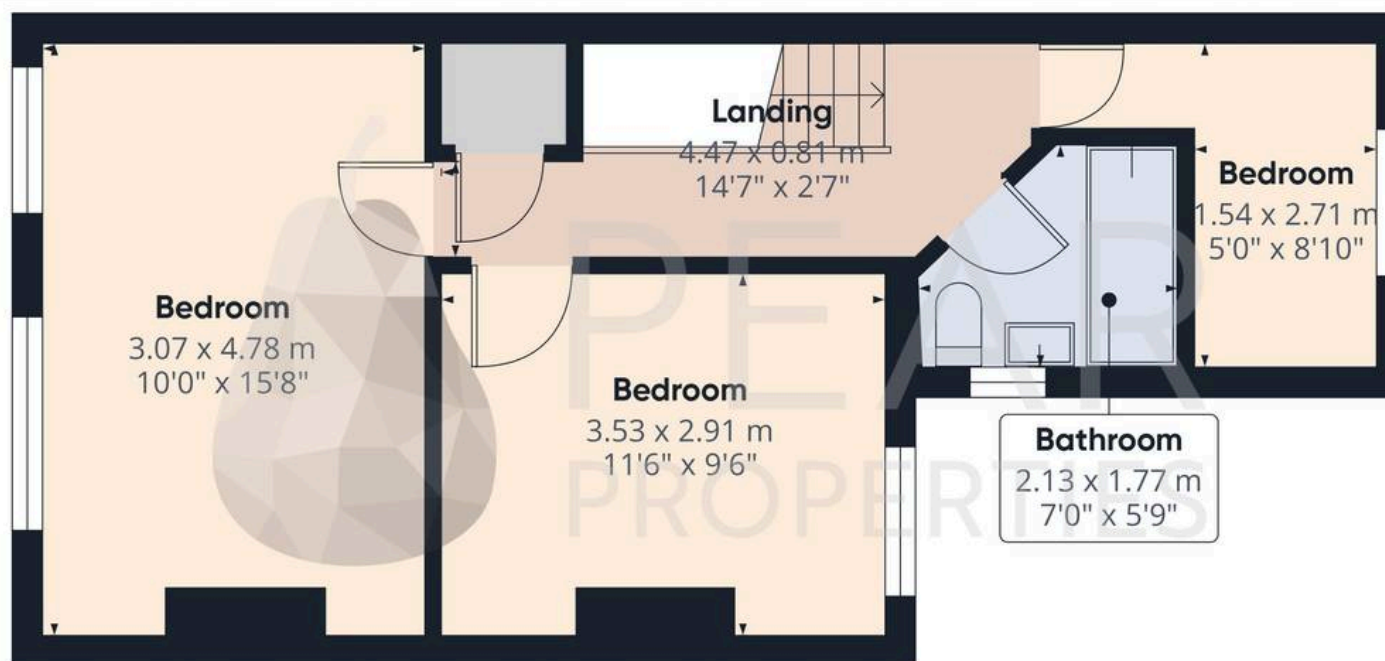


Ground Floor

Approximate total area⁽¹⁾

79.8 m²

861 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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