



South Farm Road, Worthing

Asking Price
£550,000
Freehold

- Semi-Detached House
- Spacious Kitchen/Diner
- Refurbished Throughout
- West Facing Rear Garden
- Five Bedrooms
- Downstairs WC
- EPC Rating - D
- Council Tax Band - D

We are delighted to offer to the market this fully renovated and well-presented semi-detached family home, ideally situated in a popular part of Worthing and situated on the picturesque Broadwater Green. This ideal family home is also situated close to local schools, amenities, shops, parks, and Worthing mainline station, allowing everything you need to be within walking distance. The property comprises a living room, a spacious kitchen/diner, and a downstairs WC. Upstairs, over two floors, there are five bedrooms, a shower room, and a family bathroom. Other benefits include a beautifully maintained west facing rear garden, a garage and off-road parking for multiple vehicles.

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Accommodation

Porch

Double glazed door and windows. Ceramic tiled floor. Door to:

Entrance Hallway

Laminate flooring. Radiator. Meter cupboard. Under stairs storage.

WC

Low level flush WC. Corner basin set in a vanity unit. Double glazed frosted window.

Kitchen/Diner 19'3" x 13'8" (5.88 x 4.19)

Laminate flooring. Coving. Sport lights. Radiator. Quartz worktops and splashback. Soft closing wall, base and draw units. Space for washing machine and fridge/freezer. Integrated dishwasher. Integrated Neff oven. Integrated AEG induction hob with overhead extractor. Integrated basin and drainer. Triple aspect double glazed windows and door to west facing garden.

Living Room 14'7" x 13'0" (4.47 x 3.97)

Coving. Laminate flooring. Double glazed bay window with made to measure blinds. Radiator.

Landing

Double glazed window. Carpeted.

Bedroom One 15'1" x 11'5" (4.62 x 3.48)

Coving. Radiator. Double glazed bay window.

Bedroom Two 14'2" x 11'5" (4.32 x 3.48)

Coving. Radiator. Double glazed bay window.

Bedroom Three 12'0" x 9'6" (3.66 x 2.91)

Coving. Radiator. Double glazed bay window.

Shower Room 8'5" x 7'5" (2.59 x 2.27)

Tiled floor. Double glazed frosted window. Shaver point. Spotlights. Coving. Low level flush WC. Basin set in a vanity unit. Tiled splashback. Wall mounted heated towel rail. Boiler cupboard. Corner shower with wall mounted shower and controls, and a rainfall overhead shower. Extractor fan.

Upper Landing

Double glazed window.

Bedroom Four 18'3" x 8'9" (5.58 x 2.68)

Double glazed velux window. Coving. Radiator.

Bedroom Five 10'9" x 7'6" (3.30 x 2.29)

Coving. Radiator. Double glazed window.

Bathroom 8'1" x 7'10" (2.47 x 2.40)

Tiled flooring. Spotlights. Coving. Double glazed window. Low level flush WC. Basin set in a vanity unit. Shaver point. 'L' shaped bath with wall mounted rainfall shower and attachment. Tiled splashback. Wall mounted heated towel rail. Extractor fan.

Rear Garden

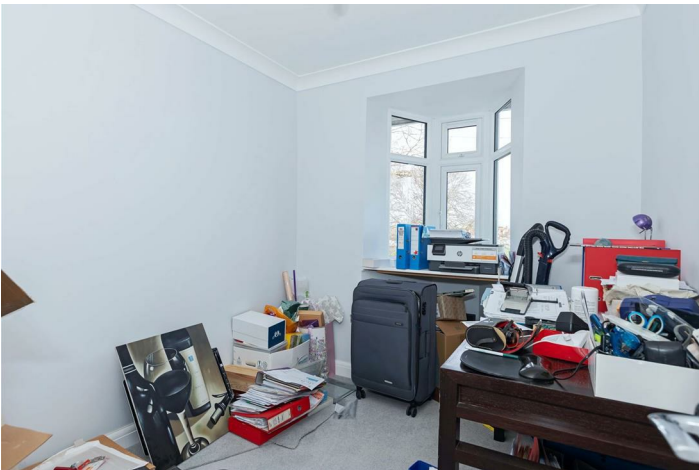
Westerly aspect. Ceramic tiles. Laid to lawn. Flower beds. Side access. Range of trees and bushes.

Garage

Power and lighting. New roof.

Front Garden

Off-road parking for multiple vehicles.



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Total area: approx. 143.2 sq. metres (1541.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.