



## Guildford Road, Worthing



Offers In Excess Of  
£425,000  
Freehold

- Semi-Detached Family Home
- Five Bedrooms
- Formal Dining Room
- Modern Kitchen
- Good-Sized Living Room
- Split Over Three Levels
- Off-Road Parking
- Council Tax Band - D
- South Facing Garden
- EPC Rating - D

We are delighted to offer to the market this beautifully presented semi-detached family home ideally situated in this favoured Tarring location with local shops, schools, parks, bus routes and the mainline station all nearby. The accommodation comprises an entrance hallway, a good-sized living room, a formal dining room, a modern kitchen and a downstairs WC. Upstairs, over two floors, there are five bedrooms and a family bathroom. Other benefits include ample off-road parking, a south facing rear garden, and being double glazed throughout.

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## Accommodation

Off-road parking for multiple vehicles. Double glazed porch to front. Door to:

### Entrance Hallway

Coving, Understairs storage. Radiator. Downstairs WC with basin and pedestal. Double glazed window, Double doors leading to:

### Lounge 15'2" x 10'3" (4.64 x 3.13)

Coving. Radiator. Double glazed windows.

### Kitchen 16'0" x 7'5" (4.90 x 2.27)

Double glazed windows and double glazed door to side access and garden. Wall, base and drawer units. Basin and drainer. Space for washing machine, fridge/freezer and dishwasher. Tiled splashback. Radiator. Kenwood range with five ring gas burner and overhead extractor.

### Dining Room 19'6" x 8'5" (5.95 x 2.58)

Radiator. Double glazed door leading to rear garden,

### Landing

Double glazed window.

### Bathroom

Double glazed frosted window. Part tiled walls. Tiled floor. Traditional style WC and basin with pedestal. Bath with traditional mixer tap and shower attachment,

### Bedroom One 14'6" x 10'3" (4.43 x 3.13)

Double glazed window. Radiator.

### Bedroom Two 12'2" x 8'6" (3.73 x 2.60)

Double glazed window. Radiator.

### Bedroom Three 8'11" x 7'4" (2.72 x 2.26)

Double glazed window. Radiator. Boiler cupboard housing ideal combo boiler with water filter (five years old).

### Upper Landing

Double glazed window.

### Bedroom Four 16'9" x 13'5" max (5.11 x 4.10 max)

Dual aspect double glazed windows. Eaves storage. Spotlights. Radiator.

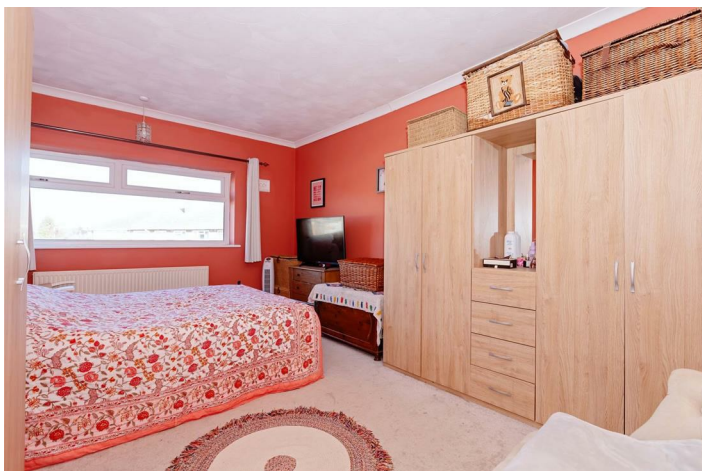
### Bedroom Five 8'9" x 7'1" (2.68 x 2.16)

Double glazed window. Eaves storage. Radiator.

### Garden

South facing rear garden with a patio area to front and a lawn area following with mature trees and bushes. There's a brick built shed with door and window to the rear





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Total area: approx. 124.3 sq. metres (1338.0 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	
		67	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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