



## Burnham Road, Worthing

Asking Price  
**£325,000**  
Freehold

- Semi-Detached Bungalow
- South Facing Rear Garden
- Two Bedrooms
- Private Driveway
- Close to Amenities
- NO FORWARD CHAIN
- EPC - D
- Council Tax - C
- FREEHOLD
- Modernisation Required

A two double bedroom semi-detached bungalow ideally situated in the popular Burnham Road with close access to local shops, schools, parks, bus routes, GP surgery and many other amenities. The property requires modernisation throughout and benefits from no onward chain. The accommodation offers kitchen, living room, two double bedrooms and a bathroom. Outside there is a private drive with attractive front garden and a good sized rear garden benefitting from being South facing.

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## Accommodation

### Entrance Hall

Radiator, cupboard housing electric and gas meter, loft hatch.

### Lounge 14'02 x 12'01 (4.32m x 3.68m)

Fire place, radiator, double glazed window.

### Kitchen 10'10 x 9'23 (3.30m x 2.74m)

Measurements to include matching range of wall and base units, stainless steel sink unit with mixer tap and drainer inset to worktop, space for fridge freezer, space for washing machine, boiler, double glazed window, uPVC side door.

### Bedroom One 14' 5x 11'01 (4.27m 1.52mx 3.38m)

uPVC double door to rear garden, radiator.

### Bedroom Two 12'7" x 10'6" (3.84m x 3.20m)

Double glazed bay window, radiator.

### Bathroom 8'07 x 7'08 (2.62m x 2.34m)

Double glazed frosted window, L shaped with cupboard housing water tank, panel enclosed bath with shower screen, shower attachment and mixer taps, low level flush w/c, pedestal wash hand basin, radiator.

### Front Garden

Partly laid to lawn with flower and shrub borders, pathway leading to front door,

### Driveway

driveway with double gates providing access to the rear garden.

### South Facing Rear Garden

Patio area with border enclosure, mainly laid to lawn with steps leading up to separate lawn area.



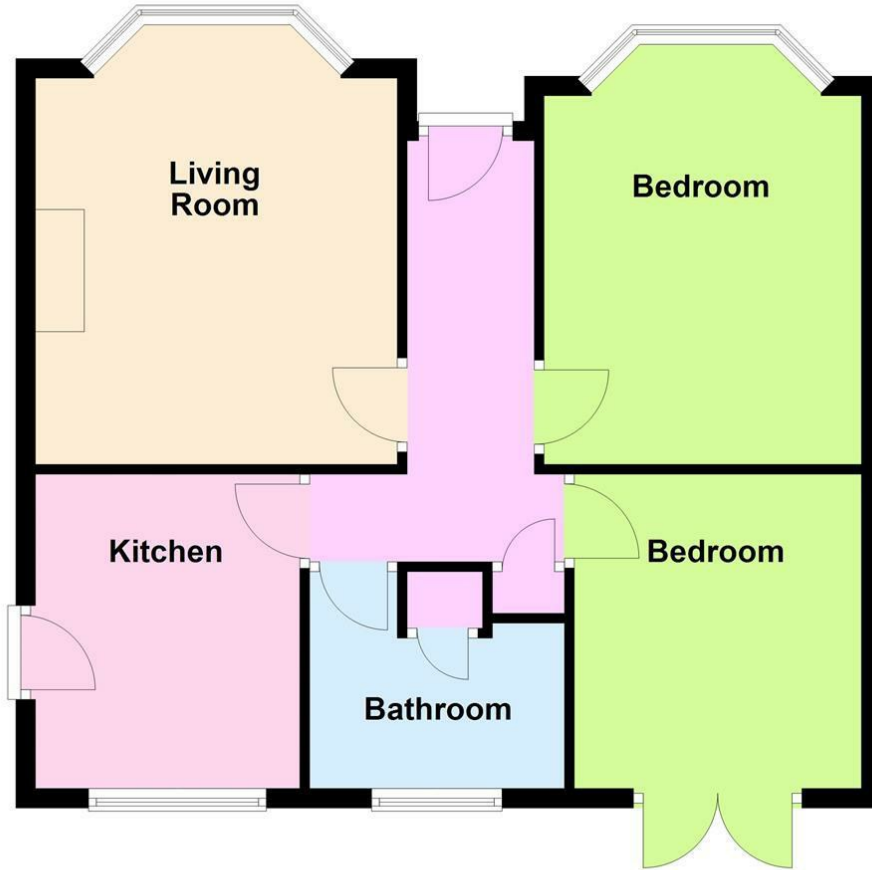
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### Floor Plan

Approx. 59.2 sq. metres (637.4 sq. feet)



Total area: approx. 59.2 sq. metres (637.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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