



31 Upton Road, Worthing, BN13 1BX
Guide Price £400,000

and company
bacon
Estate and letting agents



A modernised three bedroom semi detached family home benefitting from off street parking and external utility & home office. Briefly the accommodation comprises: entrance hall, open plan kitchen/diner, living room, landing, three bedrooms and bathroom/wc. Externally there is a well maintained rear garden benefitting from converted utility area and home office as well as off road parking to front. Further benefits include gas central heating and recently installed double glazing. The property is conveniently located within close proximity of local shops, schools and various local transport links.

- Semi Detached Family Home
- Three Bedroom
- Open Plan Kitchen/Diner
- Living Room
- Recently Modernised Throughout
- Utility & Office Space
- Rear Garden
- Driveway
- Bathroom/wc





Entrance Hall

Double glazed window with double glazed UPVC door. Feature radiator. Understairs storage cupboard.

Open Plan Kitchen/Diner

5.05m x 3.23m (16'7 x 10'7)

Square edge work surface having inset single drainer composite sink with draining board and extendable hose mixer tap. Four ring 'Bosch' induction hob with ceiling mounted 'Luxair' extractor vent. Integrated 'Neff' dishwasher. Integrated 'Zanussi' washing machine. Fitted 'Bosch' microwave/oven and further single fan oven below. Integrated 'Zanussi' fridge freezer. Matching range of cupboards, drawers and eye level wall units. Double glazed window over looking rear garden and double glazed door to Garden. LVT flooring. Feature radiator.

Living Room

3.89m x 3.12m (12'9 x 10'3)

Double glazed window to front. Feature radiator. Log burning 'Ecosy Hampton 5' stove with hearth in front. Levelled radiator.

Stairs from entrance hall to:

Landing

Double glazed window to side. Access to loft via hatch.

Bedroom One

4.06m x 3.05m (13'4 x 10')

Double glazed window to front. Radiator. Levelled ceiling.



Bedroom Two

3.25m x 3.05m (10'8 x 10')

Double glazed window overlooking rear garden. Radiator. Levelled ceiling. Built-in shelved storage cupboard.

Bedroom Three

3.12m x 1.93m (10'3 x 6'4)

Double glazed window to front. Radiator.

Bathroom/wc

White suite comprising P shaped panelled bath with, glazed screen, mixer tap and shower attachment. Further wall mounted controls with overhead rainfall shower. Vanity unit having wash hand basin and mixer tap with cupboard below. Close coupled WC. Part tiled walls. Double glazed window window. Ladder style towel radiator. Inset ceiling spotlights.

Outside

Rear Garden

Decked patio area with space for outdoor furniture. Paved walkway to utility and office. The rest being laid to lawn. Timber built storage shed. Raised planter with mature shrubs, small trees and bushes. Access to side via front gate. Outside tap. Six foot fence surround.

Utility

2.54m x 2.21m (8'4 x 7'3)

Double glazed UPVC door. Worksurface. Space for undercounter freezer. Space for tumble dryer. Power and light. Shelved storage.



Office

2.54m x 2.97m (8'4 x 9'9)

Double glazed French doors. Further double glaze window to side. Power and light. Electric heater. Shelving unit.

Driveway

Outside socket. Shingled for ease and maintenance. Parking for 2/3 vehicles. Border of mature shrubs.

Tenure and Council Tax Band

Tenure: Freehold

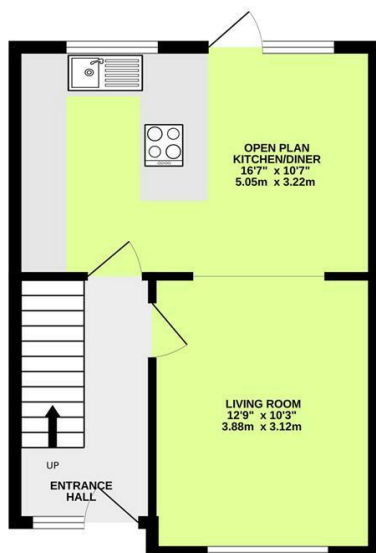
Council tax band: Band C

Draft version: 1

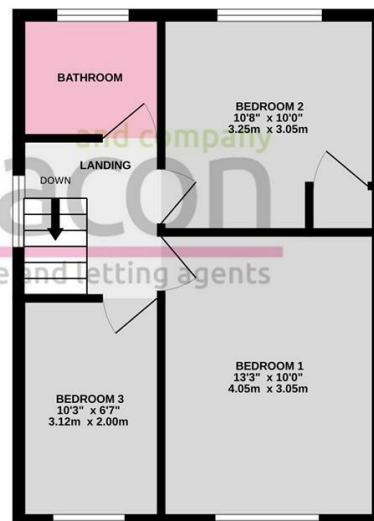
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



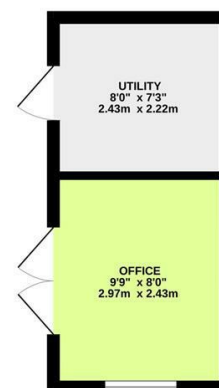
GROUND FLOOR



1ST FLOOR



OUTSIDE



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		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

