



31 Southfield Road, Worthing, BN14 9EH
Guide Price £400,000

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We are delighted to offer for sale this well presented & deceptively spacious three bedroom mid-terraced family home positioned in this popular Broadwater location close to local amenities & having the added benefit of a home office in the garden.

In brief the property consists of an entrance porch to the front, open plan Lounge & Dining space having a log burner insert having a bay window the dining space also allowing direct access to the rear garden, to the rear you have an extended Kitchen / Breakfast room with space for appliances. On the first floor you have three well appointed bedrooms & a modern four piece family bathroom, there is also a useful loft space with drop down ladder & plenty of storage space on the split level landing.

Externally you have a home office in the rear garden benefitting from its own power, lighting & internet connection, call today to arrange your viewing!

- Mid Terraced Family Home
- Three Good Sized Bedrooms
- Open Plan Lounge / Dining Room
- Modern Fitted Family Bathroom
- Extended Kitchen / Breakfast Room
- Popular Central Broadwater Location
- Garden Room / Home Office
- Gated Side Access
- Gas Central Heated & Double Glazed Throughout
- Entrance Porch





Porch

Composite front door, coir matting, further door to Entrance Hallway.

Entrance Hallway

Solid wooden flooring, radiator, picture rail, stairs to first floor landing, textured ceiling.

Dining Room

3.45m x 3.30m (11'4 x 10'10)

Laminate flooring, school radiator, picture rail, double glazed door to rear garden, textured ceiling.

Lounge

4.01m x 3.20m (13'2 x 10'6)

Laminate flooring, various recessed shelving units & cupboards, space for electric fire with tiled hearth & wooden mantle, single up-standing radiator, PVCU double glazed bay window., textured & coved ceiling.

Extended Kitchen / Breakfast Room

5.46m x 2.72m (17'11 x 8'11)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, space for washing machine, dishwasher, tumble dryer & free-standing fridge freezer, integrated oven with



four ring electric hob above & extractor fan over, inset one & half bowl stainless steel single drainer sink unit with mixer tap, skimmed ceiling with spotlights, access to understairs storage cupboard housing meters, double glazed window & double glazed door leading to rear garden.

First Floor Split Level Landing

Carpeted floor, various power points, loft hatch access with drop down ladder, various storage cupboards, double glazed window, picture rail, skimmed ceiling.

Bedroom One

3.89m x 3.43m (12'9 x 11'3)

Carpeted floor, radiator, two double glazed windows, various power points, picture rail, textured ceiling.

Bedroom Two

4.11m x 3.38m (13'6 x 11'1)

Carpeted flooring, radiator, various power points, double glazed window, a range of fitted wardrobes with various hanging rails & shelving with cupboards above, picture rail, textured ceiling.

Bedroom Three

2.74m x 2.08m (9 x 6'10)

Carpeted floor, radiator, various power points, double glazed



window, picture rail, textured ceiling, fitted storage cupboard.

Four Piece Family Bathroom

2.69m x 1.96m (8'10 x 6'5)

Vinyl flooring, tiled enclosed bath with mixer tap, fitted shower cubicle having an integrated power shower with rainforest fall shower head, part tiled walls, low flush WC, contemporary hand wash basin with mixer tap & vanity unit below, ladder style heated towel rail, double glazed windows, extractor fan, skimmed ceiling.

Externally

Front Garden

Mainly laid to paving with various flower & shrub borders, gated pathway leading to front door, dwarf wall enclosed.

Rear Garden

Patio area stepping onto lawned area having various mature shrub & flower borders, outside tap, water but, gated side access, secondary patio area leading into access for Home Office.

Home Office

3.35m x 2.44m (11 x 8)

Having power & lighting, vinyl flooring & various shelving units.

Council Tax

Band B





TOTAL FLOOR AREA: 1180 sq.ft. (109.7 sq.m.) approx.

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		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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



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