



PEAR
PROPERTIES



Lavington Road
Worthing

Offers Over £600,000



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Beautifully renovated 3-bed semi-detached house with open plan kitchen/dining/family room, cosy living room, and modern bathroom. Driveway, spacious rear garden with patio, lawn, and easy access.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Semi Detached House
- Renovated to a High Standard Throughout
- Fantastic Open Plan Kitchen/Dining/Family Room
- Separate Living Room
- Ground Floor Toilet
- Modern Fitted Bathroom
- Driveway Providing Off Road Parking
- Fantastic Size Rear Garden
- Popular Residential Location



Entrance Hall

16' 2" x 5' 10" (4.94m x 1.79m)

Welcoming entrance hall with wood effect flooring which flows seamlessly throughout the entire ground floor.

Living Room

14' 10" x 12' 11" (4.51m x 3.93m)

Spacious living room with feature fireplace and oak beam mantel, opening to kitchen/family room.

WC

2' 11" x 2' 9" (0.89m x 0.85m)

Low level WC and wash hand basin.

Open Plan Kitchen/Dining/Family Room

19' 5" x 17' 10" (5.92m x 5.44m)

A fantastic open space comprising recently fitted white gloss handleless kitchen units, integrated appliances, stylish granite effect worktop and splashback, island with breakfast bar seating area and bi-folding doors on to rear garden.

Bedroom One

14' 11" x 10' 9" (4.55m x 3.28m)

Great size double bedroom with a range of built in furniture.

Bedroom Two

11' 11" x 11' 5" (3.64m x 3.48m)

A further good size double bedroom with window overlooking the garden.

Bedroom Three

7' 10" x 6' 5" (2.40m x 1.96m)

Bathroom

8' 8" x 6' 4" (2.64m x 1.94m)

Modern white suite comprising bath with waterfall shower over, pedestal wash hand basin, WC and chrome heated towel rail.



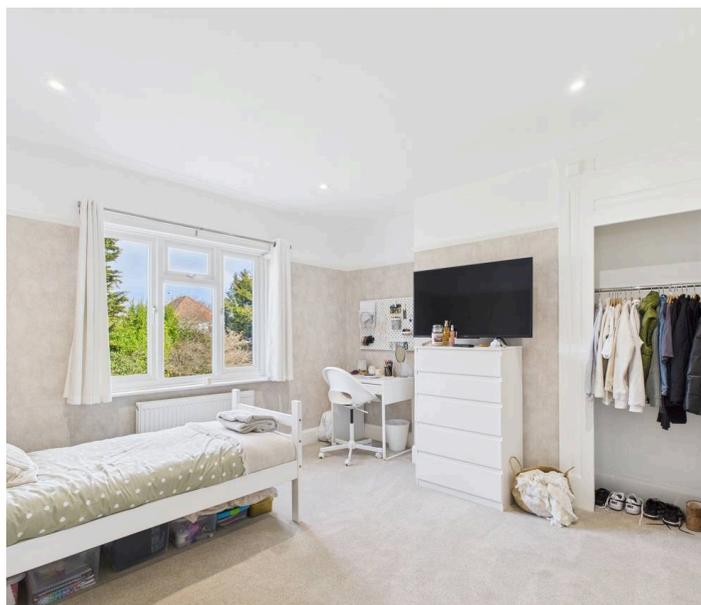
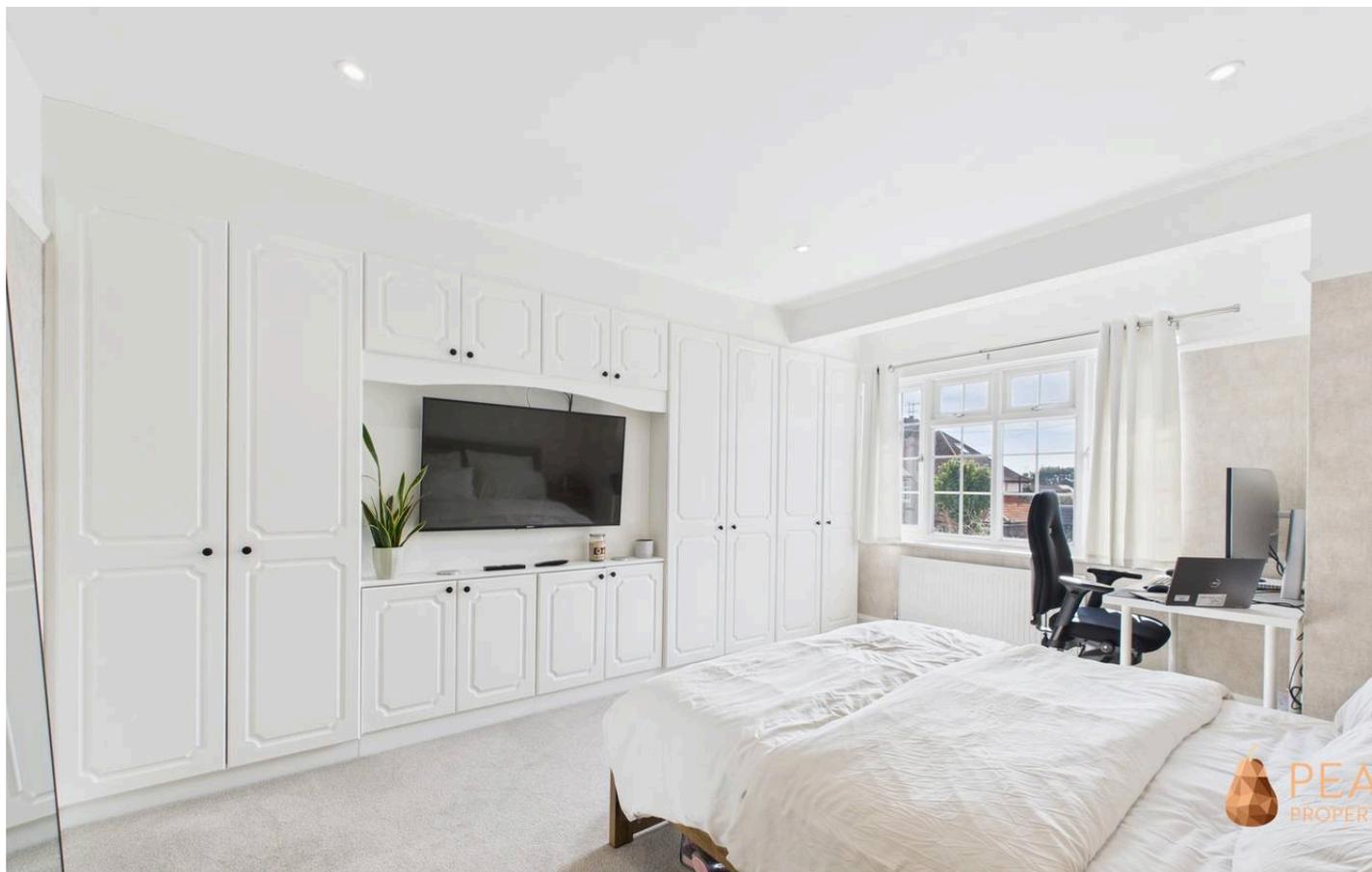
GARDEN

A fantastic size rear garden comprising patio seating area, shrub borders and the remainder being laid to lawn. Side gate providing access.

DRIVEWAY

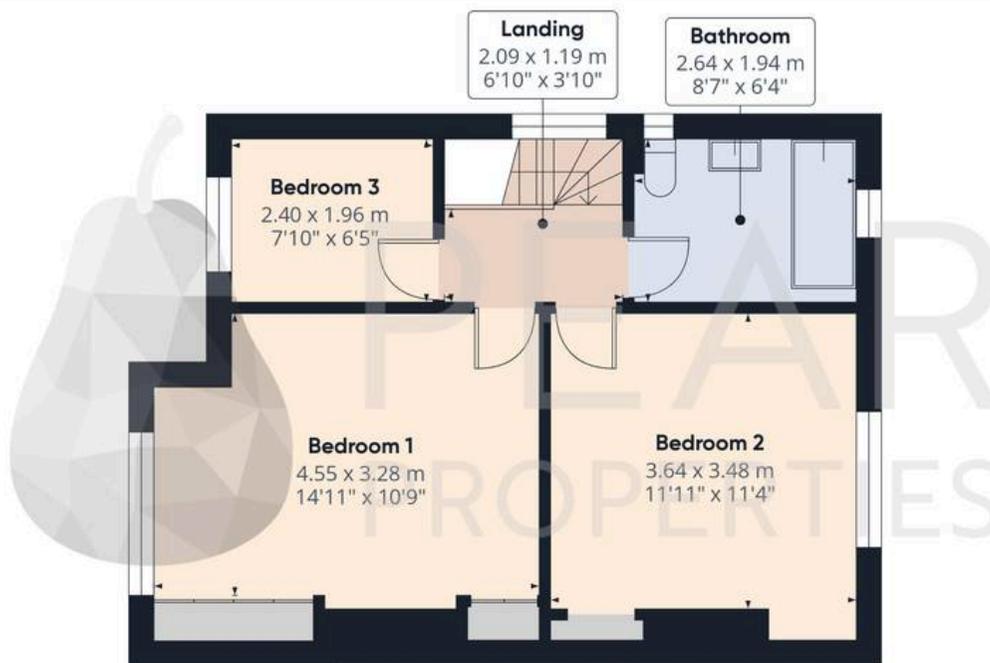
2 Parking Spaces

Driveway providing off road parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

99.18 m²

1067.55 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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