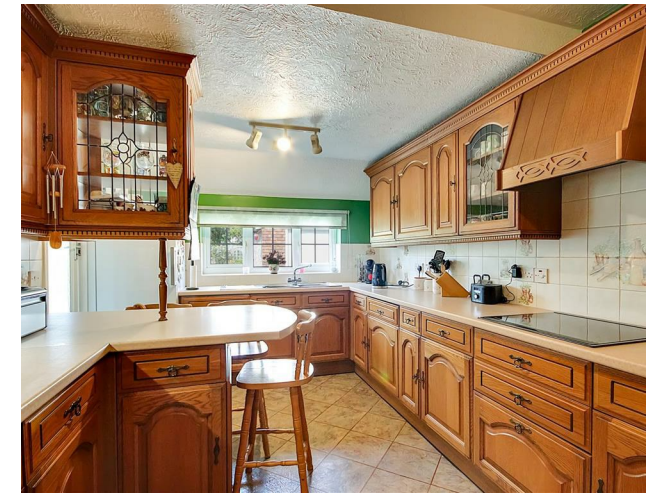




35 Shirley Drive, Worthing, BN14 9AY

Guide Price £510,000

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Nestled in the charming area of Offington, Worthing, this delightful semi-detached house on Shirley Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Situated in a desirable location, residents will benefit from the local amenities and excellent transport links that Worthing has to offer. The surrounding area is known for its beautiful parks and proximity to the stunning coastline, making it a wonderful place to call home.

This property presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home. Whether you are a first-time buyer or seeking a new family residence, this house on Shirley Drive is certainly worth considering. New Roof installed in 2020.

- Extended Semi-Detached Family Home
- Two Reception Rooms
- Sun Room Extension
- Extended Kitchen
- Ground Floor WC
- Double Length Garage / Workshop
- Well Maintained Rear Garden
- First Floor Family Bathroom
- Popular Offington Location
- Good School Catchment Area



Entrance Porch

1.24m x 0.97m (4'1 x 3'2)

PVCU double glazed front door, tile effect vinyl flooring, space for hanging coats, further door through to Entrance Hallway.

Entrance Hallway

2.87m x 1.19m (9'5 x 3'11)

Carpeted floor, radiator, stairs to first floor landing, various power points, smoke detector, textured ceiling.

Lounge

5.46m x 3.63m (17'11 x 11'11)

Carpeted flooring, two radiators, various power points, television point, feature fireplace with stone surround & wooden mantle, PVCU double glazed window, textured ceiling with coving, PVCU double glazed door opening into Sun Room.

Dining Room

4.39m x 3.78m (14'5 x 12'5)

Carpeted flooring, two radiators, PVCU double glazed bay window, various power points, textured ceiling with coving.

Kitchen

4.57m x 2.79m (15 x 9'2)

Tile effect vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards in a solid wooden finish, inset four ring gas burning hob with extractor fan above, integrated eye level oven & grill, inset two bowl stainless steel single drainer sink unit with mixer tap, tiled splashbacks, various power points, space for fridge freezer, wall mounted Potterton boiler, under pelmet lighting, PVCU double glazed window, textured ceiling, extractor fan.

Sun Room

3.63m x 2.95m (11'11 x 9'8)

Carpeted flooring, radiator, various power points, glass roof, PVCU double glazed door opening out into rear garden.

Inner Lobby

1.60m x 1.07m (5'3 x 3'6)

Tile effect vinyl flooring, wall mounted electric fuseboard, textured ceiling, doors to Rear Garden & Ground Floor WC.

Ground Floor WC

Tile effect vinyl flooring, low flush WC, hand wash basin with hot & cold tap & tiled splashback, radiator, textured ceiling, extractor fan.

First Floor Landing

3.71m x 2.82m (12'2 x 9'3)

Carpeted flooring, loft hatch access with drop down ladder, fitted storage cupboard housing factory lagged hot water cylinder & having slatted shelving above, PVCU double glazed window, radiator.

Bedroom One

4.14m x 3.68m (13'7 x 12'1)

Carpeted flooring, radiator, various power points, a range of fitted wardrobes having various hanging rails & shelving available, also fitted drawers, PVCU double glazed window, textured ceiling.

Bedroom Two

3.63m x 3.07m (11'11 x 10'1)

Carpeted flooring, radiator, various power points, PVCU double glazed window, fitted shower cubicle having an integrated power shower, textured ceiling, a range of fitted wardrobes having a mirrored front with various hanging rails & shelving.

Bedroom Three

3.63m x 2.46m (11'11 x 8'1)

Carpeted flooring, radiator, PVCU double glazed window, various power points, textured ceiling, fitted double wardrobe with various hanging rails & shelving.

Bathroom

1.91m x 1.83m (6'3 x 6)

Vinyl flooring, panel enclosed bath with wall mounted Mira electric shower over, two fitted grab rails, fitted

shower screen, chrome ladder style heated towel rail, pedestal hand wash basin with hot & cold tap, part tiled walls, PVCU double glazed obscured glass window, textured ceiling.

Seperate WC

1.93m x 0.86m (6'4 x 2'10)

Vinyl flooring, low flush WC, wall mounted grab rail, PVCU double glazed obscured glass window, textured ceiling.

Externally

Front Garden

Block paved private driveway offering off street parking for approximately three vehicles, lawned area having various flower & shrub borders, dwarf wall & fence enclosed, gated side access.

Rear Garden

Large sandstone patio area leading onto spacious lawn area having various flower & shrub borders, pathway leading to rear of garden, outside tap, gated side access, timber built storage shed / workshop with various recessed shelving units, various vegetable patches, greenhouse, various water butts, fence enclosed.

Detached Double Length Garage / Workshop

9.12m x 3.66m (29'11 x 12)

Benefitting from an electric up & over door, power & lighting, workshop area to the rear with built in workbench, various recessed shelving spaces, side door leading to rear garden, two double glazed windows.

Council Tax

Band D





TOTAL FLOOR AREA: 1646 sq.ft. (152.9 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.

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	

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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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