



134 South Farm Road, Worthing, BN14 7AP

Price Guide £300,000

and company
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Estate and letting agents



A three bedroom semi detached house offered for sale with vacant possession requiring modernisation and redecoration throughout with accommodation including as follows: Entrance Hall, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom and separate WC. Externally there is a private garden to front and rear and driveway to garage. **VACANT POSSESSION**

- Broadwater Location
- Complete Refurbishment Required
- Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Private Gardens
- Private Drive and Garage





Entrance Hall

Staircase to first floor, radiator.

Lounge

Double glazed bay window to front, two radiators, fireplace, door to:

Kitchen /Diner

5.00m x 4.39m (16'5 x 14'5)

Kitchen section comprising range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, four ring hob with oven under. Wall cupboards and part tiled walls and space for appliances. Door to garden.

Dining Section comprising double glazed window, radiator and fireplace.



First Floor Landing

Access to loft space, airing cupboard.

Bedroom 1

3.68m x 2.92m (12'1 x 9'7)

Radiator, double glazed window.

Bedroom 2

3.25m x 3.23m (10'8 x 10'7)

Double wardrobe, radiator.

Bedroom 3

3.00m x 2.13m (9'10 x 7'0)

Radiator, storage cupboard.

Bathroom

Requiring modernisation comprising bath and sink, part tiled walls, double glazed window.

Separate WC

Low level; flush WC, double glazed window.



Rear Garden

Overdrown with lawn area, trees, bushes and paved areas.

Front Garden

Mainly laid to lawn.

Garage and Driveway

Private driveway to garage with up and over door.

Council Tax

Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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