



133 Pavilion Road, Worthing, BN14 7EG

Guide Price £450,000

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An attractive and deceptively spacious detached family home having been extended to offer excellent , versatile ground floor accommodation all fitted with Birmham wood flooring throughout. The accommodation includes as follows: Entrance hall, lounge, dining room, third reception room, utility /storage room, kitchen and ground floor WC. On the first floor there are three bedrooms and a family bathroom/WC. Externally there is a SOUTH facing rear garden and off road parking at the front. Viewing is highly recommended.

- Detached Extended Family House
- Close Worthing and Station
- Three Reception Rooms
- Three Bedrooms
- Kitchen and Utility Room
- Ground Floor WC
- South Facing Gardens
- Off Road Parking





Entrance

Front door to:

Entrance Hall

Wood flooring throughout with staircase to first floor, storage under. Radiator.

Lounge

4.60m x 4.39m (15'1 x 14'5)

Continued wood flooring, feature fireplace and surround with storage cupboards either side, double glazed bay window to front, part glazed doors opening onto:

Dining room

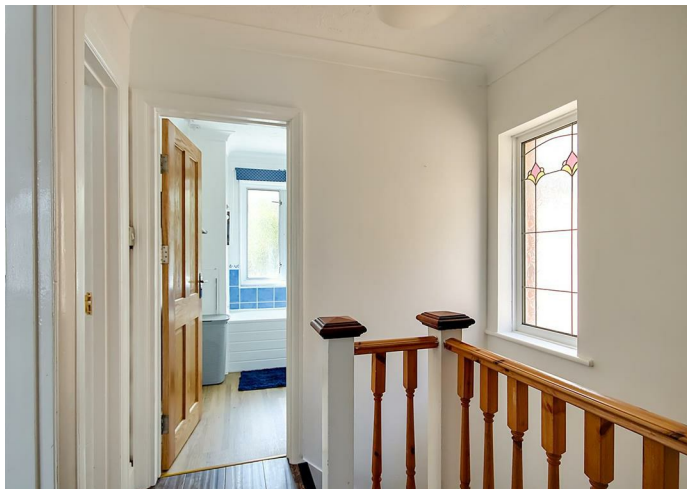
3.61m x 3.28m (11'10 x 10'9)

Continued wood flooring, radiator, central heating controls, double glazed doors opening to:

Third Reception Room/Extension

4.72m x 2.64m (15'6 x 8'8)

Currently used for home working, wood flooring, two double glazed windows and door to rear garden. Access to:



Utility Room/Storage

4.75m x 2.31m (15'7 x 7'7)

Space used for washing machine and tumble dryer and room used for storage, power and light.

Kitchen

2.44m x 2.16m (8'0 x 7'1)

Continued wood flooring, double glazed door to rear garden. range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring gas hob with oven under and extractor over, range of matching wall cupboards and part tiled walls, door to:

Ground Floor WC

Low level flush WC, wall mounted wash hand basin. Double wall cupboard, continued wood flooring.

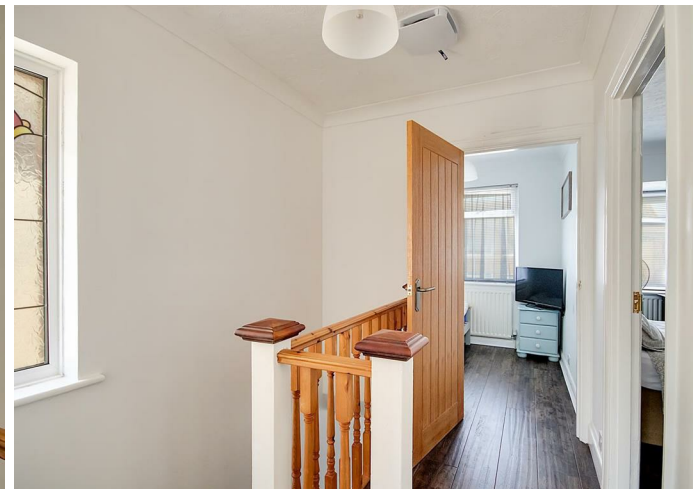
First Floor Landing

Continued wood flooring, doors to:

Bedroom 1

4.37m x 2.51m to w'robe (14'4 x 8'3 to w'robe)

Range of fitted wardrobes with sliding doors, continued



wood flooring, double glazed bay window to front, radiator.

Bedroom 2

3.73m x 3.23m (12'3 x 10'7)

Continued wood flooring, range of fitted wardrobes with sliding doors, radiator, double glazed window to rear.

Bedroom 3

2.08m x 1.91m (6'10 x 6'3)

Continued wood flooring, double glazed window, radiator.

Family Bathroom/WC

Suite comprising panelled bath with shower over, pedestal wash hand basin, low level flush WC, part tiled walls, airing cupboard, radiator, access to loft space.

Rear Garden

Of popular SOUTHERLY aspect and mainly laid to lawn enclosed by tress, walling and fencing.

Off Road Parking (Front)

Block paved off road parking area.

Council Tax

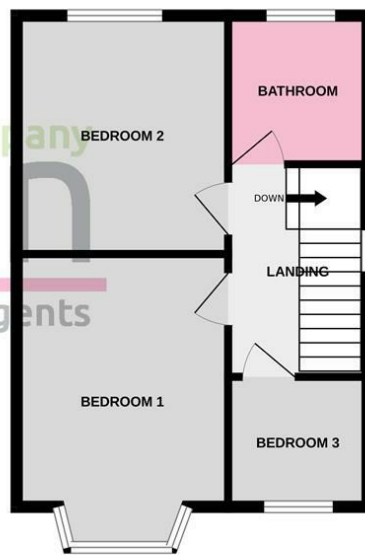
Band C



GROUND FLOOR



1ST FLOOR



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		
(69-80) C		80
(55-68) D	64	
(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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