



28 Rectory Gardens, Worthing, BN14 7TE
Guide Price £525,000

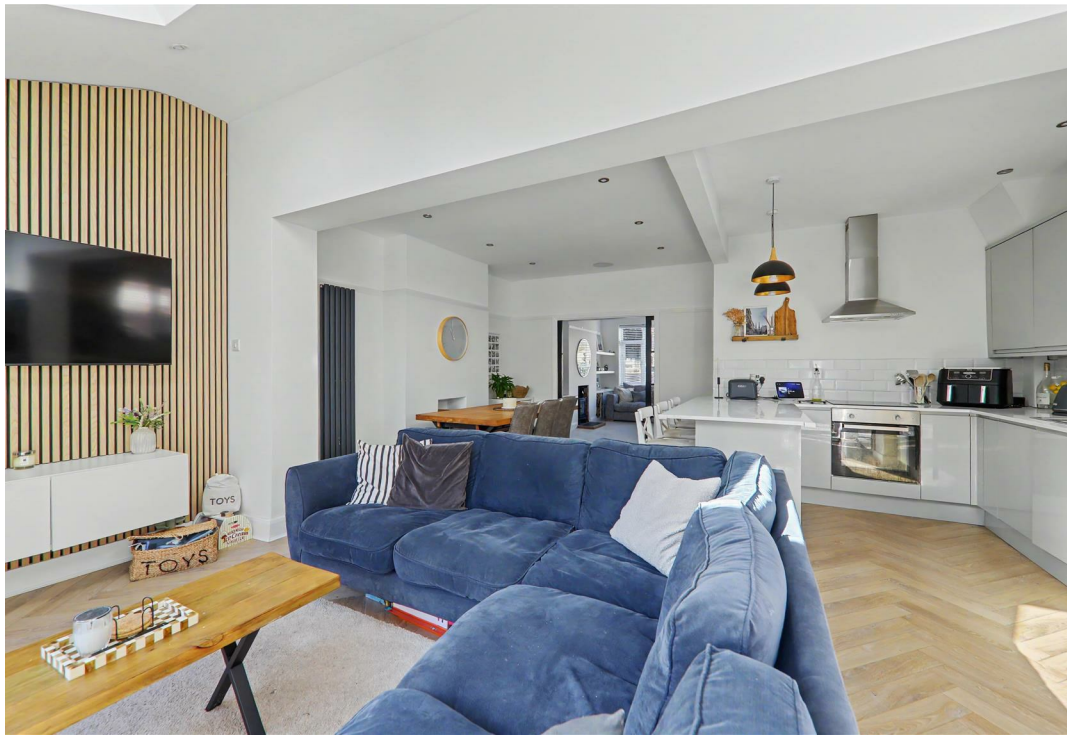
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We are delighted to offer for sale this extremely well presented & extended semi-detached family home in this popular Broadwater location with the added benefit of off street parking & being in a great school catchment area.

In brief the property consists of a 22ft x 20ft open plan kitchen / living room to the rear having bi-folding doors opening into the rear garden, there is a separate snug lounge area to the front being bay fronted & a ground floor WC completes the ground floor accommodation, on the first floor you have three well appointed bedrooms & a four piece family bathroom, there is also a useful loft space.

- Semi-Detached Extended Family Home
- Open Plan Kitchen / Living Room
- Bi-Folding Doors To Rear Garden
- Garden Room / Home Office Space
- Ground Floor WC
- Separate Lounge
- Four Piece Family Bathroom
- Off Street Parking
- Great School Catchment Area
- Close To Local Amenities



Entrance Hallway

4.93m x 1.88m (16'2 x 6'2)

Composite front door, herringbone flooring, radiator, stairs to first floor landing, wall mounted cupboard housing electric meter, push to open style understairs storage space, double glazed window, skimmed ceiling with spotlights.

Separate Lounge

4.55m x 3.71m (14'11 x 12'2)

Carpeted flooring, radiator, feature wooden panelled wall, feature inset log burner, a range of fitted cupboards & shelving, television point, double glazed bay window, picture rail, skimmed ceiling, pocket doors leading into Open Plan Kitchen / Living Room.

Open Plan Kitchen / Living Room

6.73m x 5.72m (22'1 x 18'9)

Herringbone flooring, space for dining table & chairs, two upstanding radiators, bi folding doors to rear garden, vaulted ceiling with two skylights, television point.

Kitchen Area:

Comprising herringbone flooring, Quartz square edge work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, integrated Beko oven with four ring induction hob above & extractor fan over, inset stainless steel one & half bowl sink unit with mixer tap & single drainer, integrated wine cooler, integrated Beko dishwasher, double glazed window, skimmed ceiling with spotlights, two feature hanging pendant light fittings, utility

section with has Quartz work surface having space for washing machine, wine cooler & american style fridge freezer, some detector.

Ground Floor WC

1.22m x 0.99m (4 x 3'3)

Tiled flooring, low flush WC, wall hung hand wash basin with mixer tap having a tiled splashback, double glazed obscured glass window, extractor fan, skimmed ceiling, spotlight.

First Floor Landing

2.69m x 2.39m (8'10 x 7'10)

Carpeted flooring, airing cupboard housing factory lagged hot water cylinder having slatted shelving above, access into loft space, picture rail, skimmed ceiling.

Bedroom One

4.62m x 3.10m (15'2 x 10'2)

Carpeted flooring, radiator, feature wooden panelling, a range of fitted wardrobes & drawers having various hanging rails & shelving spaces, double glazed bay window, picture rail, skimmed ceiling.

Bedroom Two

4.45m x 3.25m (14'7 x 10'8)

Carpeted flooring, radiator, double glazed window, picture rail, skimmed ceiling.

Bedroom Three

3.15m x 2.41m (10'4 x 7'11)

Carpeted flooring, radiator, double glazed window, picture rail, skimmed ceiling.

Four Piece Family Bathroom

2.36m x 2.16m (7'9 x 7'1)

Tiled flooring, panel enclosed bath with mixer tap, pedestal hand wash basin with mixer tap, low flush WC, fitted shower cubicle having an integrated electric shower with rainforest fall shower head, part tiled walls, chrome ladder style heated towel rail, wall mounted vanity unit with mirrored front, two double glazed windows, underfloor heating, skimmed ceiling, extractor fan, spotlights.

Externally

Front Garden

Mainly laid to chipstone offering off street parking for two vehicles, driveway leading to side access, dwarf wall enclosed.

Rear Garden

Large patio area having a built in BBQ section, steps leading down to large lawned area having various mature shrub & flower borders, further patio area having pergola above.

Utility / Store Room

2.31m x 2.26m (7'7 x 7'5)

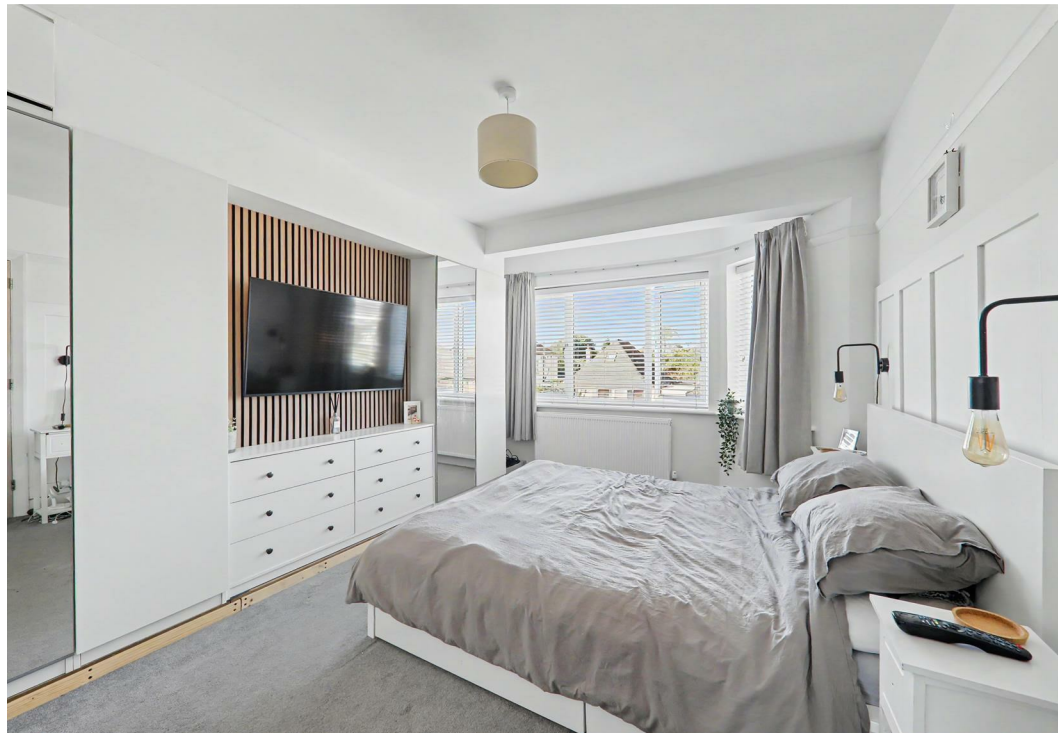
Having power & lighting, space for tumble dryer, various power points, double glazed window & door.

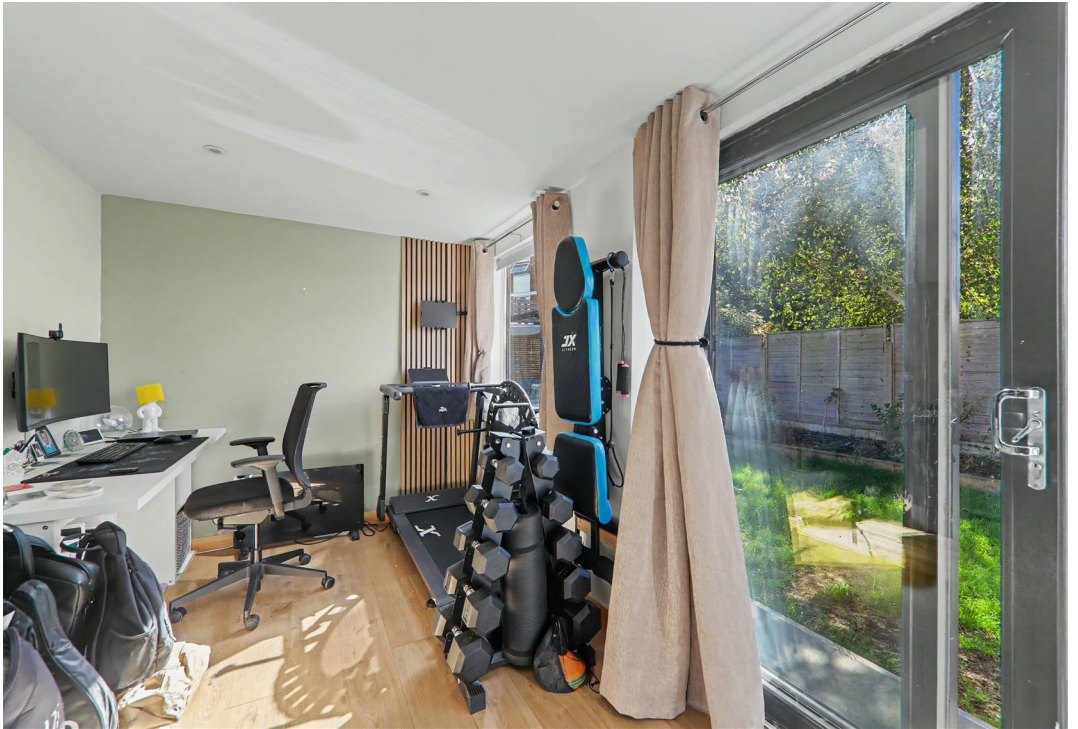
Home Office / Garden Room

6.27m x 2.31m (20'7 x 7'7)

Laminate flooring, various power points, television point, double glazed window, double glazed sliding door leading to rear garden.



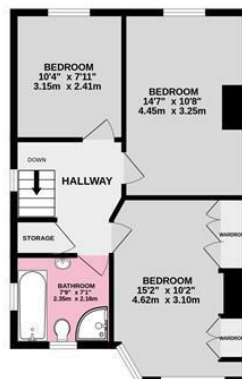




GROUND FLOOR
849 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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 is given to their availability 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		
(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.



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