



97 Roedean Road, Worthing, BN13 2BU
Guide Price £270,000

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Estate and letting agents



A two bedroom, freehold, purpose built flat arranged over two floors benefitting from West facing rear garden, private entrance and integral garage. Briefly the accommodation comprises:
GROUND FLOOR: integral garage, entrance hall with stairs to: FIRST FLOOR: landing, lounge/diner, kitchen, two bedrooms and bathroom/wc. Externally there is a well maintained rear garden and driveway to front having parking for up to two vehicles.

The integral garage offers versatile accommodation that could also be transformed into further living space, potentially as a second living room, kitchen, home gym, or studio subject to planning/building consent.

- Freehold
- Two Bedroom Maisonette
- Private Garden
- Integral Garage
- Potential To Convert Garage STPC
- West Facing Rear Garden
- Modern Bathroom
- Kitchen
- Double Glazing and Gas Central Heating





GROUND FLOOR

External stairs to private entrance. Double glazed composite door to:

Entrance Hall

Stairs to landing. Door to:

Internal Garage

FIRST FLOOR

Landing

Radiator. Access to loft via hatch. Doors to all rooms.

Lounge/Dining Room

4.55m x 4.01m (14'11 x 13'2)

Double glazed window. Radiator. Inset ceiling spotlights.

Kitchen

2.92m x 2.64m (9'7 x 8'8)

Square edge work surface having inset stainless steel single drainer sink with mixer tap and draining board. Four ring electric hob with extractor cooker hood over. Fitted fan oven. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher.

Space for two fridge freezer. Matching range of cupboards, drawers and eyelevel wall units. Tiled splashback surround. Breakfast bar. Inset ceiling spotlights. Double glazed window overlooking rear garden. Radiator.

Bedroom One

3.48m x 3.45m (11'5 x 11'4)

Double glazed windows to front. Radiator. Storage cupboard over stair bulkhead with shelving.

Bedroom Two

3.78m x 2.54m (12'5 x 8'4)

Double glazed window overlooking rear garden. Radiator. Inset ceiling spotlighting. Triple mirrored fitted wardrobes with shelving and hanging rails.

Bathroom/wc

White suite comprising paneled bath with mixer tap. Wall mounted shower with overhead attachment and glazed retractable shower screen. Vanity unit having inset wash handbasin and mixer tap, cupboards below and concealed cistern wc. Tiled floor and walls. Double glazed window. Ladder style towel radiator. Mirrored medicine cabinet. Extractor fan. Inset ceiling spotlights.

OUTSIDE

West Facing Rear Garden

Enclosed 6 foot fence around. Majority being laid to lawn. Patio area. Borders of mature shrubs and bushes. Large timber built shed.

Driveway

Area of lawn. Hardstanding. Parking for 1 or 2 vehicles.

Required Information.

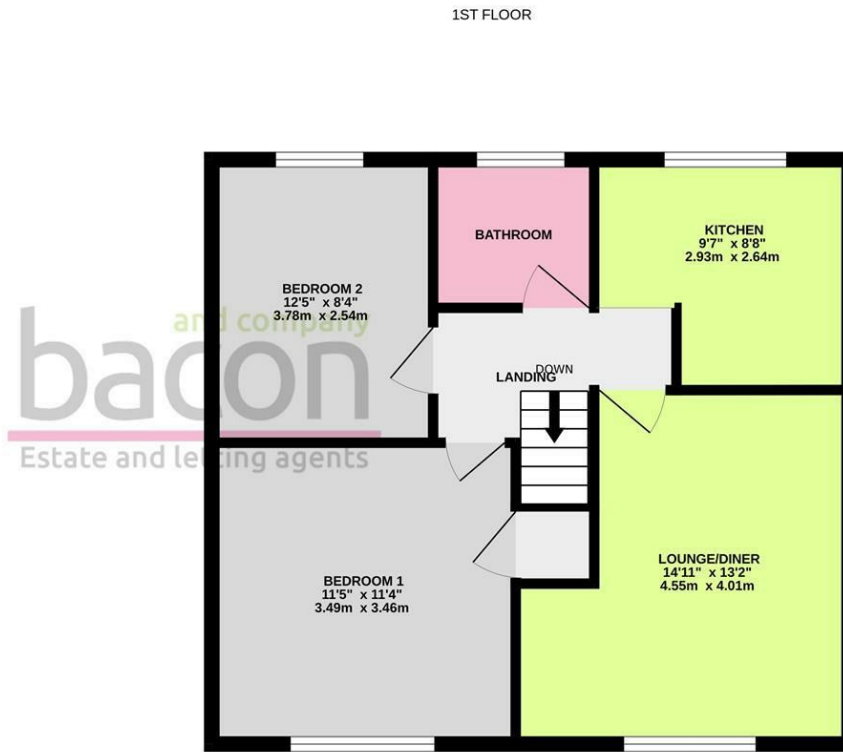
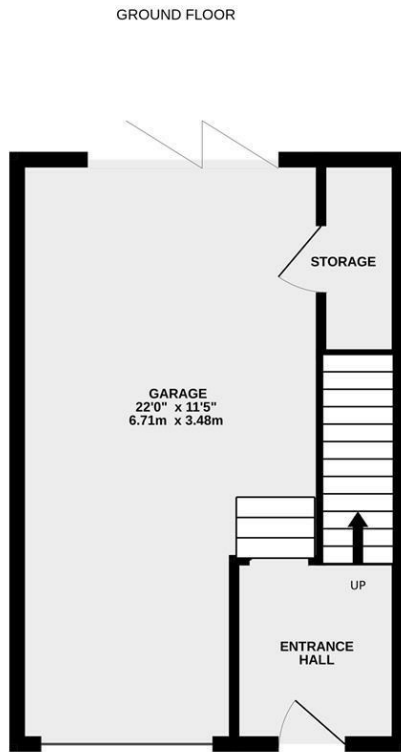
Tenure: Freehold

Council tax band:

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





TOTAL FLOOR AREA : 859 sq.ft. (79.8 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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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