



1 St. Anselms Road, Worthing, BN14 7EW  
Asking Price £375,000

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Stunning end of terrace period house being close to mainline railway stations and local shops in South Street Tarring. Offering character with a contemporary feel the house has recently undergone a major refurbishment to a high specification which includes, rewiring, replumbed, replastered and new windows. The accommodation comprises; Entrance hall, two reception rooms, luxury kitchen, two double bedrooms and luxury bathroom with bath and separate shower. Features include gas fired central heating with column radiators, oak flooring and internal oak doors. INTERNAL VIEWING RECOMMENDED

Externally there is a walled front garden and walled west facing rear garden with pedestrian side access.

- Stunning End of Terrace
- Recently Refurbished
- High Specification
- Two Reception Rooms
- Two Double Bedrooms
- Luxury Kitchen
- Luxury Bathroom
- Chain Free







Solid front door leading to :

### Entrance Hall

Radiator. Oak floor.

### Lounge

4.17 x 3.38 (13'8" x 11'1")

Double glazed windows with fitted slatted blinds. Radiator. Oak floor.

### Dining Room

3.46 x 3.18 (11'4" x 10'5")

Double glazed windows with fitted slatted blinds. Radiator. Oak floor.

### Luxury Kitchen

4.9 x 2.6 (16'0" x 8'6")

Refitted kitchen comprising of oak work surfaces with deep inset sink unit with mixer taps. Excellent range of base units comprising of cupboards and drawers. Integrated dishwasher



and washing machine. Fitted five ring induction range style cooker with chimney style extractor over. Double aspect with double glazed windows. Understairs storage cupboard. Recessed ceiling spot lighting. Vertical radiator. Oak flooring. Understairs storage cupboard. Double glazed door to garden.

Stripped pine stairs with carpet tread leading to :

### First Floor Landing

Access to insulated loft space.

### Bedroom One

4.3 x 4.2 (14'1" x 13'9")

Double glazed windows with fitted slatted blinds. Radiator.

### Bedroom Two

3.43m x 2.54m (11'3" x 8'3")

Double glazed windows with fitted slatted blinds. Radiator.



### Luxury Bathroom

2.84 x 2.82 (9'3" x 9'3")

Part tiled in attractive ceramics. Refitted modern suite comprising of deep panelled bath with mixer taps. Vanity unit with wash hand basin with mixer tap having cupboard under. Walk in fully tiled separate shower with large overhead shower head. Glazed folding shower door. Vertical radiator/towel rail. Recessed ceiling spot lighting. Double glazed window. Alcove with fitted cupboard housing 'Glow worm' gas fired boiler supplying hot water and central heating. Extractor fan.

### Outside

#### Front Garden

Walled shingled front garden

#### West Facing Rear Garden

Walled rear garden. Shingled and artificial lawn. Raised flower bed. Outside tap. Pedestrian wooden gate giving side access.







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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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