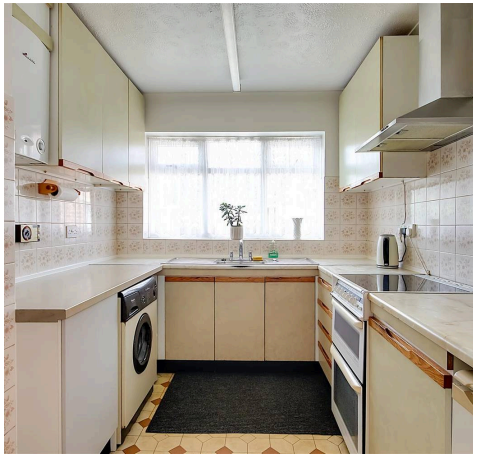


and company bacon
Estate and letting agents

32 Parkfield Road, Worthing - BN13 1ER

Guide Price £450,000









32 Parkfield Road

Worthing

We are delighted to offer for sale this well extended three bedroom semi-detached family home with the added benefit of no on-going chain. In brief the property consists of a bay fronted lounge area, an extended dining room to the rear & an extended kitchen, there is also a useful ground floor / outside WC, on the first floor you have two spacious double bedrooms, the third bedroom is also a deceptively good sized double room & to complete the first floor accommodation you have a separate bathroom & WC. Externally you have both front & rear gardens which have been well maintained, Off street parking for two cars & a detached brick built garage with power, lighting & water supply.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- PVCU Double Glazed & Gas Central Heated Throughout
- Semi-Detached Family Home
- Off Street Parking
- Fitted Kitchen & Bathroom
- Two Reception Rooms
- Three Bedrooms
- Popular Tarring Location
- Chain Free
- EPC Rating D

Entrance Porch
Tiled flooring, double glazed front door, two windows, further door to entrance hallway.

Entrance Hallway
Carpeted flooring, radiator, picture rail, stairs to first floor, access to understairs storage housing meters, textured ceiling.

Separate Lounge
Carpeted flooring, double glazed bay window, radiator, television point, various power points, feature fireplace with attractive surround & mantle.

Separate Dining Room
Carpeted flooring, two radiators, feature fireplace, various power points, television point, double glazed sliding doors to rear garden, door through to Kitchen.

Extended Kitchen
Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, space for undercounter fridge, space for oven with extractor fan above, inset stainless steel two drainer sink unit with mixer tap, wall mounted Worcester boiler, double glazed window, double glazed door leading to rear garden.

Outside / GF WC
Tiled flooring, low flush WC, hand wash basin with hot & cold tap, window, wall mounted light.

First Floor Landing
Carpeted flooring, radiator, double glazed window, loft hatch access with drop down ladder, textured ceiling.

Bedroom One
Carpeted flooring, radiator, various power points, double glazed window, skimmed ceiling with coving.

Bedroom Two
Carpeted flooring, radiator, various power points, double glazed window, skimmed ceiling with coving.

Bedroom Three
Carpeted floor, radiator, various power points, double glazed window, skimmed ceiling.

Family Bathroom



Bedroom Three
Carpeted floor, radiator, various power points, double glazed window, skimmed ceiling.

Family Bathroom
Vinyl flooring, panel enclosed bath with shower attachment over, hand wash basin with hot & cold tap, radiator, part tiled walls, double glazed window, skimmed ceiling, cupboard housing factory lagged hot water cylinder.

Separate WC
Vinyl flooring, low flush WC, part tiled walls, double glazed window, skimmed ceiling.

Externally

Front Garden
Mainly laid to lawn with various flower & shrub borders, off street parking for two vehicles in tandem, pathway leading to front door, gated side access, fence enclosed.

Rear Garden
Patio area stepping onto large lawned area having various flower & shrub borders, timber built storage shed, greenhouse, veggie patch area, outside water butt, side laid to patio, gated side access.

Council Tax
Band D

Detached Garage
Having an up & over door, power, lighting & water.

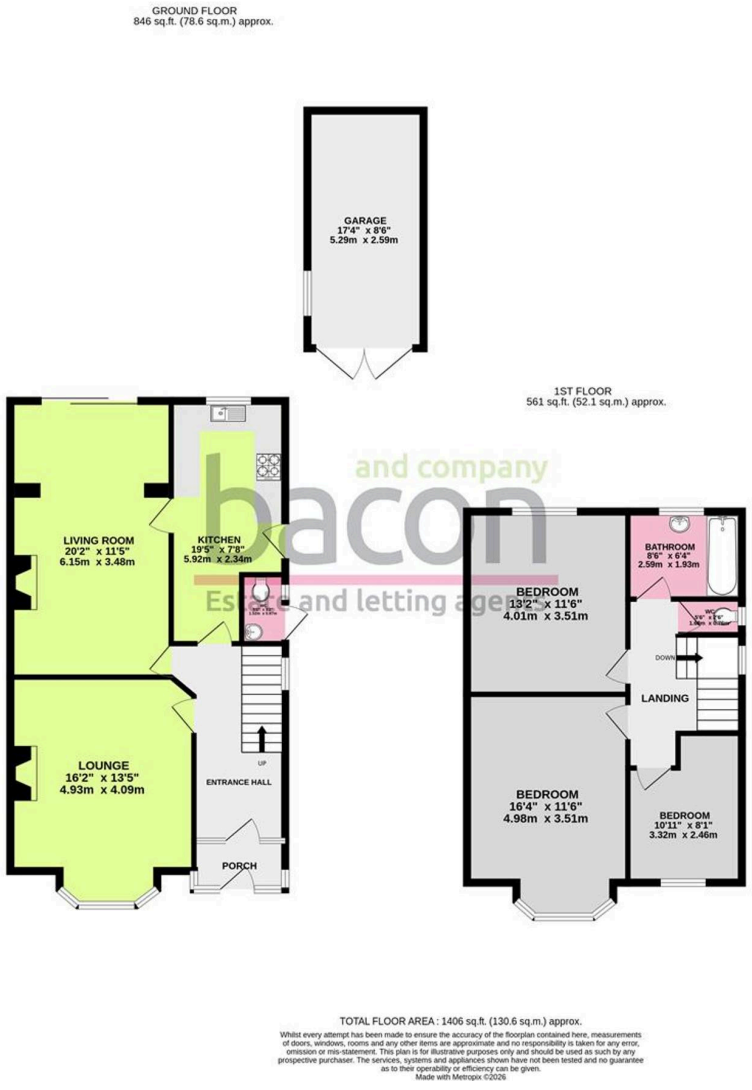












Bacon and Company

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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. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy. Should you have an offer accepted on this property, you will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement. The cost is £30 inc VAT per purchaser, payable in advance once an offer has been accepted and prior to the sales memorandum being issued. The fee is non refundable.