



18 Lavington Road, Worthing, BN14 7SN
Guide Price £550,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this well presented four bedroom extended semi-detached family home positioned in this popular Broadwater location in a great school catchment area & being close to local amenities.

In brief the property consists of a deceptively spacious separate snug lounge area, a modern open plan kitchen / dining room with direct access to the rear garden & having integrated appliances, there is also a conservatory extension to the rear perfect for evening entertainments in the summer sun, a ground double bedroom & modern fitted ground floor shower room completes the ground floor accommodation, on the second floor you have two spacious double bedrooms, a good sized single or home office / study depending on your personal preference & a four piece family bathroom, on the second floor there are two useful loft rooms.

- Four Bedrooms
- Extended Semi-Detached Family Home
- Two Useful Loft Rooms
- Ground Floor Shower Room
- Modern Open Plan Kitchen / Dining Room
- Separate Snug Lounge
- Great School Catchment Area
- Outbuilding With Power & Lighting Current Used As Home Gym
- Popular Broadwater Location
- Gas Fired Central Heating & Double Glazed Throughout



Porch

2.41m x 0.94m (7'11 x 3'1)

Composite front door, tiled flooring, skimmed ceiling, further door through to Entrance Hallway.

Entrance Hallway

4.62m x 1.80m (15'2 x 5'11)

Solid wooden flooring, stairs to first floor, access to understairs storage, radiator, recessed shelving, textured ceiling with coving.

Separate Snug Lounge

4.67m x 3.94m (15'4 x 12'11)

Solid wooden flooring, attractive open fireplace with log burner insert having a wooden mantle & granite hearth, radiator, various power points, television point, double glazed window, textured ceiling with coving.

Open Plan Kitchen / Dining Room

8.71m x 3.68m (28'7 x 12'1)

LVT laminate flooring, radiator, various power points, skimmed ceiling with coving.

Kitchen Area:

Granite work surfaces with cupboards below & matching eye level cupboards, inset double bowl butler sink unit with mixer tap, integrated eye level oven & grill, space for American style fridge freezer, breakfast bar area with seating for two having a solid wooden work surfaces & various cupboards & drawers below, integrated five ring induction hob, double glazed doors leading to conservatory extension.

Dining Area : space for dining table & chairs, utility section having a granite work surface with cupboards below, integrated washing machine & tumble dryer, wall mounted cupboard housing Worcester combination boiler, double glazed doors leading to rear garden.

Conservatory Extension

3.94m x 3.89m (12'11 x 12'9)

LVT laminate flooring, wall mounted electric heater, various double glazed windows, double glazed double doors leading out into rear garden.

Ground Floor Shower Room

2.44m x 1.37m (8 x 4'6)

Tiled flooring, low flush WC, fitted shower cubicle having an integrated Mira electric shower, pedestal hand wash basin with hot & cold tap, part tiled walls, wall mounted mirror, wall mounted shaving point, double glazed window, skimmed ceiling with coving.

Ground Floor Bedroom Four

4.34m x 2.39m (14'3 x 7'10)

Carpeted floor, radiator, various power points, television point, PVCU double glazed window, skimmed ceiling with coving.

First Floor Landing

2.36m x 2.08m (7'9 x 6'10)

Carpeted floor, double glazed window, stairs to loft space.

Master Bedroom

4.55m x 3.66m (14'11 x 12)

Solid wooden flooring, various power points, television point, fitted wardrobes with sliding doors having a range of hanging rails & shelving, radiator, PVCU double glazed window, skimmed ceiling with coving.

Bedroom Two

3.63m x 2.95m (11'11 x 9'8)

Carpeted flooring, radiator, various power points, fitted wardrobes with various hanging rails & shelving, textured ceiling with coving, double glazed window.

Bedroom Three / Home Office

2.29m x 2.11m (7'6 x 6'11)

Laminate flooring, various power points, radiator, double glazed window, textured ceiling.

Four Piece Family Bathroom

2.69m x 2.08m (8'10 x 6'10)

Laminate flooring, panel enclosed bath with mixer tap, low flush WC, contemporary hand wash basin with mixer tap, fitted double width shower cubicle having an integrated shower, wall mounted vanity unit with mirrored front, chrome ladder style heated towel rail, fitted storage cupboard with slatted shelving, skimmed ceiling with spotlights.

Second Floor

Useful Loft Room One

4.17m x 2.24m (13'8 x 7'4)

Carpeted floor, various power points, Velux window.

Useful Loft Room Two

4.17m x 2.06m (13'8 x 6'9)

Carpeted floor, various power points, Velux window.

Externally

Front Garden

Mainly laid to off street parking for three vehicles, various mature flower borders, fence enclosed, gated side access.

Rear Garden

Patio area, stepping onto large lawned area having various shrub & flower borders, further raised patio area, timber built storage shed, fence enclosed, gated side access.

Outbuilding

5.79m x 4.57m (19'6 x 15'7)

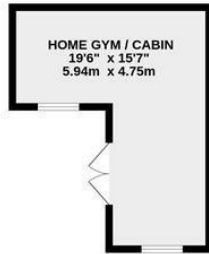
Currently set up as home gym, with cabin area, having various double glazed windows & doors, power & lighting, there is also a water supply to the outbuilding.

Council Tax

Band D



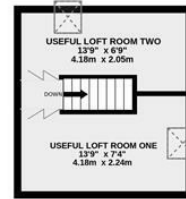
GROUND FLOOR
 1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
 479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
 203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 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 we guarantee as to their operability or efficiency can be given.

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		
		78
	64	
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.

