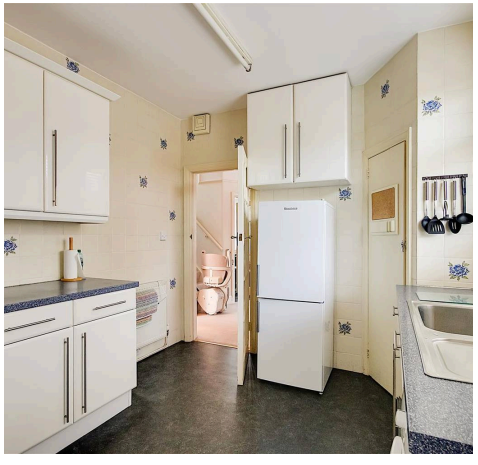


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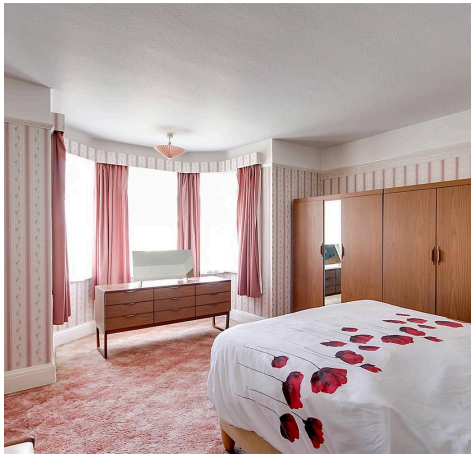
55 Bulkington Avenue, Worthing - BN14 7JA

Guide Price £525,000









55 Bulkington Avenue

Worthing

We are delighted to offer for sale this deceptively spacious three double bedroom family home in Bulkington Avenue having the added benefit of a South Aspect Rear Garden & No Chain! In brief the property comprises of two reception rooms of the ground floor, dining room to the front being bay fronted & lounge to the rear being south aspect & having a sun room extension on the back, there is a separate kitchen with larder cupboard & a ground floor WC to complete the ground floor accomodation, on the first floor you have three spacious double bedrooms, a family bathroom & separate WC, externally you have both front & rear gardens, rear being a south aspect & having various shrub & flower borders, there is also off street parking for two vehicles & a garage / workshop.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- South Aspect Rear Garden
- Close To Worthing Mainline Train Station
- Detached Family Home
- Three Double Bedrooms
- Popular Broadwater Location
- Ground Floor WC
- No Chain
- Double Glazed & Gas Central Heated Throughout
- Off Street Parking & Garage
- Two Reception Rooms

Entrance Porch
Carpeted flooring, private front door, vaulted ceiling, further door through to entrance hallway.

Entrance Hallway
Carpeted flooring, fitted storage cupboard having various shelving units, window, picture rail, skimmed ceiling.

Seperate Lounge
Carpeted flooring, radiator, double glazed window, electric fire, television point, picture rail, textured ceiling.

Dining Room
Carpeted flooring, two radiators, gas fire, television point, serving hatch through to kitchen, access to understairs storage cupboard housing gas & electric meters & having various shelving units, textured ceiling with coving.

Fitted Kitchen
Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, fully tiled walls, inset stainless steel single drainer sink unit with mixer tap, space for washing machine, space for cooker, radiator, various power points, space for fridge freezer, skimmed ceiling, fitted larder cupboard with various shelving units, window.

Sun Room
Carpeted flooring, double glazed window, glass roof, sliding doors to rear garden.

Utility Room
Vinyl flooring, double glazed door to side access / driveway, window.

Ground Floor WC
Vinyl flooring, low flush WC, hand wash basin with cold tap & hot water tap, part tiled walls, double glazed window, skimmed ceiling.

Outside Cupboard
Having various shelving units & housing boiler.

Garage
Having wooden double open doors, power & lighting, various shelves & cupboards.



Potting Shed
Fitted workbench, various shelving units, double glazed windows, double glazed door to rear garden.

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

Master Bedroom
Carpeted flooring, radiator, various power points, double glazed bay window, picture rail, textured ceiling.

Bedroom Two
Carpeted flooring, radiator, double glazed window, textured ceiling.

Bedroom Three
Carpeted flooring, radiator, double glazed window, textured ceiling, fitted shower cubicle having a wall mounted power shower, access into eaves storage housing hot water cylinder & having various slatted shelving space.

Family Bathroom
Carpeted flooring, panel enclosed bath with tiled surround, having a wall mounted power shower above, hand wash basin with hot & cold tap, radiator, fully tiled walls, textured ceiling, double glazed window, fitted storage cupboard having various recessed shelving units.

Seperate WC
Carpeted flooring, high flush WC, fully tiled walls, double glazed window, textured ceiling.

Externally

Front Garden
Driveway offering off street parking for three cars, leading to garage, lawned area having various flower & shrub borders, fence enclosed, gated side access.

Rear Garden
Patio area, stepping onto large lawned area having various flower, shrub & tree borders, timber built storage shed, fence & wall enclosed, access to outside storage cupboard & potting shed.

Council Tax
Band E









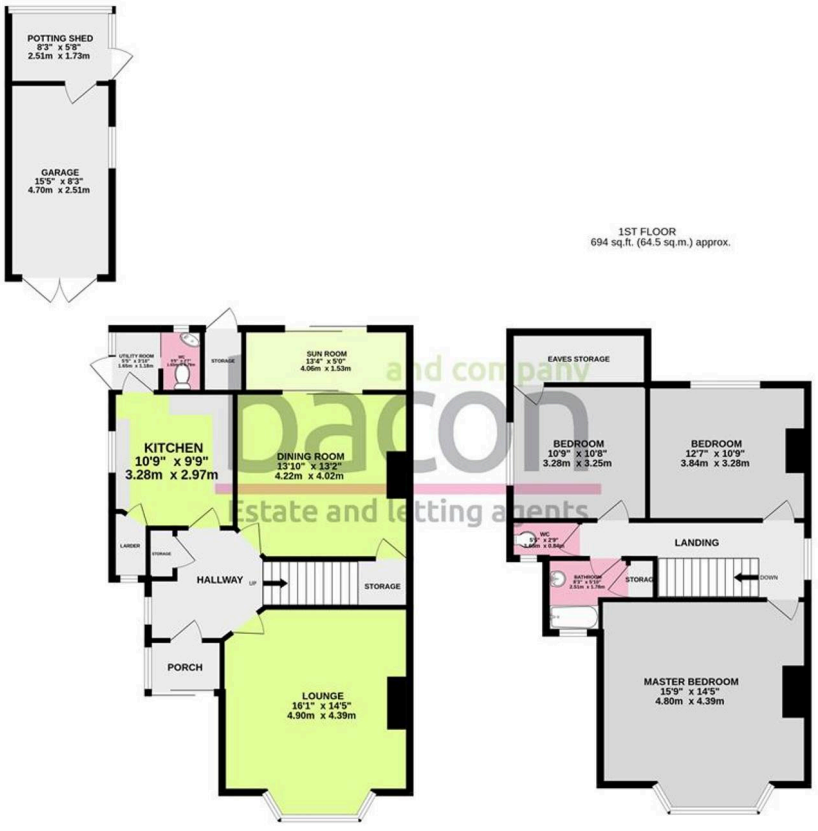








GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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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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.