





57 Old Worthing Road

East Preston, Littlehampton

A three-bedroom semi-detached house for sale in the popular residential area of East Preston. The accommodation comprises a porch, entrance hall, lounge, separate dining room, family room, kitchen, utility room, three bedrooms and shower room/WC. Outside, front garden, private driveway providing off-road parking and a garage. The rear garden features low maintenance rear garden. Further benefits include double glazing, gas central heating and convenient access to the A259, A280 and A27.

Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Garage
- Driveway
- Family room
- Desired East Preston location
- Double glazed windows
- Low maintenance rear garden



Hallway

Radiator. Double glazed window. Understairs cupboard housing electrics.

Lounge

12' 10" x 10' 4" (3.92m x 3.14m)

Double glazed window. Feature fireplace. Intergrated cupboard.

Dining room

10' 10" x 8' 10" (3.29m x 2.70m)

Radiator. Double glazed patio doors out to family room.

Kitchen

9' 11" x 7' 4" (3.03m x 2.23m)

Matching undercounted and wall mounted cupboards. Integrated oven and hob with extractor fan above. Steel sink basin with mixer taps. Double glazed window. Half tiled walls.

Utility room

8' 10" x 7' 10" (2.69m x 2.40m)

Door out to driveway and garden. In built cupboard. Wall mounted boiler.

Family room

8' 10" x 9' 10" (2.69m x 3.00m)

Radiator. Double glazed patio doors into garden.



**Landing**

Double glazed window. Access to loft hatch.

Bedroom one

12' 11" x 9' 11" (3.94m x 3.03m)

Radiator. Double glazed window.

Bedroom two

10' 10" x 9' 11" (3.30m x 3.03m)

Double glazed window. Radiator. Cupboard housing immersion tank.

Bedroom three

6' 11" x 9' 11" (2.10m x 3.03m)

Double glazed window. Cupboard.

Bathroom

Radiator. Double glazed window. Low level cistern WC. Sink basin with mixer taps. Tiled walls. Panelled bath with electric shower over.

Front Garden

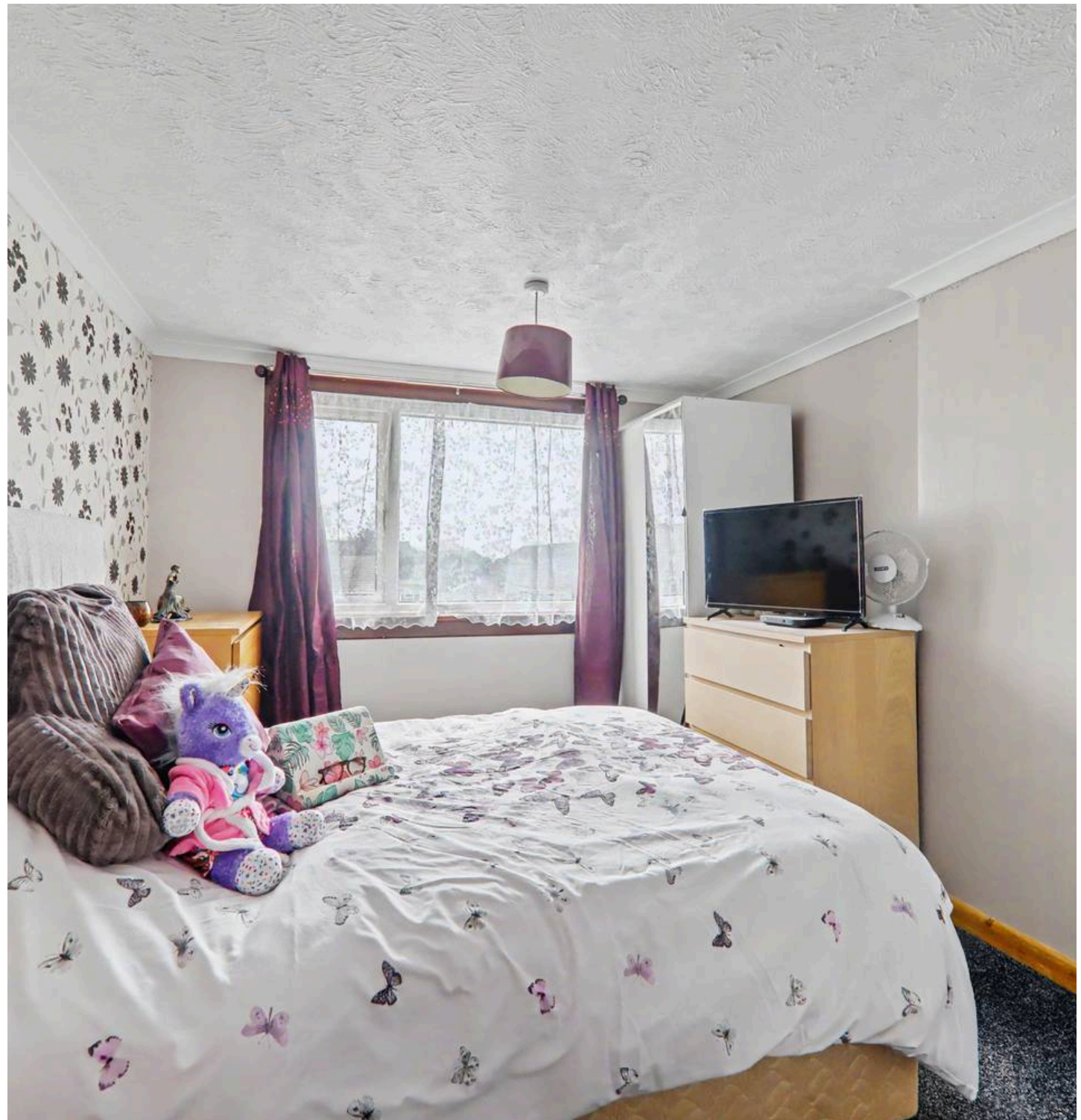
Laid to lawn. Driveway.

Rear Garden

Shingled. Access to garage.

DRIVEWAY

2 Parking Spaces

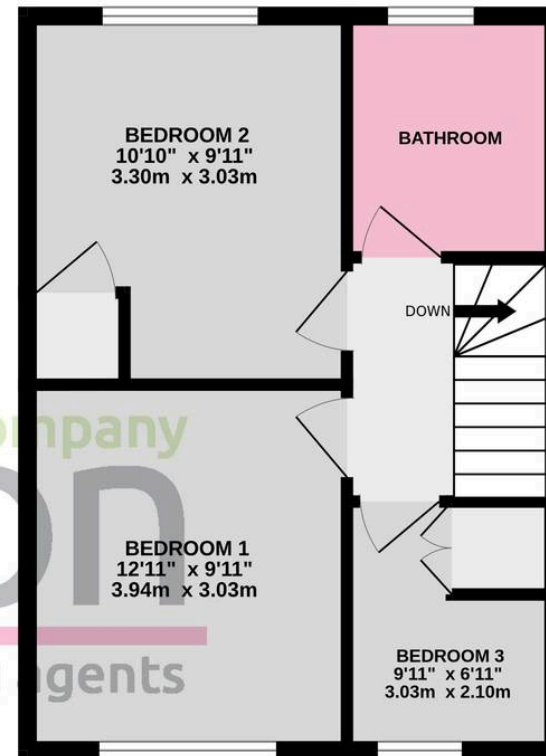




GROUND FLOOR



1ST FLOOR





Bacon and Company

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