

and company bacon bespoke

5 Shirley Drive, Worthing - BN14 9AX



5 Shirley Drive

Worthing

A four bedroom and three reception room detached family residence forming part of both a sought after road and catchment area, close to local shops, schools and amenities. The accommodation consists of a covered porch, reception hall, lounge, dining room, family room, kitchen/breakfast room, utility room/ground floor cloakroom, lean to, conservatory, first floor landing, principle bedroom with en-suite bathroom, three further double bedrooms, shower room/w.c, private driveway, front and feature rear garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Covered Porch
Tiled flooring. Composite door to the reception hall.

Reception Hall
20′ 5″ x 7′ 2″ (6.22m x 2.18m)
East aspect leaded light double glazed window. Radiator. Central heating thermostat. Picture rail. Textured ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge
15′ 6″ x 15′ 5″ (4.72m x 4.70m)
East aspect via a leaded light double glazed bay window. Feature open fireplace with a raised tiled hearth, wooden surround and mantle over. Radiator. Two wall light points. Picture rail. Coved and textured ceiling.

Dining Room
14′ 8″ x 11′ 10″ (4.47m x 3.61m)
Dual aspect via East and South facing leaded light double glazed windows. Cast iron fireplace with raised hearth, tiled inset, wooden surround and mantle over. Radiator. Stripped and stained wood floorboards. Dimmer switch. Coved and textured ceiling.

Family Room
18′ 0″ x 12′ 0″ (5.49m x 3.66m)
South aspect windows and West facing double glazed French doors to the rear garden. Fireplace with tiled hearth, wooden surround and mantle over. Three radiators. Three wall light points. Picture rail. Dimmer switch. Coved and textured ceiling. Door to lean to.

Kitchen/Breakfast Room
16′ 4″ x 15′ 5″ (4.98m x 4.70m)
Fitted suite comprising of a two and a half bowl unit having mixer taps and storage cupboard below. Areas of tiled and wood trimmed work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker. Space for dishwasher, upright fridge/freezer and further appliance. Wall mounted central heating boiler and programmer. Part tiled walls. Radiator. Part stripped wood floorboard and part tiled flooring. Dimmer switch. Space for dining table and chairs. Wood burning fire. Coved and textured ceiling with spotlights. North and two West aspect double glazed windows. Double glazed door to rear garden.











Utility / Cloakroom
8′ 2″ x 7′ 3″ (2.49m x 2.21m)
Low level w.c. Wash hand basin with mixer taps and storage cupboards below. Appliance spaces. Tiled flooring. Part tiled walls. Textured ceiling with spotlights. Obscure glass double glazed window.

Lean To
11′ 0″ x 7′ 1″ (3.35m x 2.16m)
Triple aspect via East and West facing single glazed windows and South aspect obscure glass single glazed windows. Tiled flooring. Power and light. Pitched roof. Door to conservatory.

Conservatory
9′ 3″ x 8′ 5″ (2.82m x 2.57m)
Triple aspect via East facing single glazed windows, West facing double glazed windows and South aspect obscure glass double glazed windows. Pitched polycarbonate roof. Power. Double glazed door to rear garden.

First Floor Landing
20′ 0″ x 6′ 5″ (6.10m x 1.96m)
West aspect double glazed window. Radiator. Built in storage cupboard. Built in airing cupboard housing water tank and slatted shelving. Textured ceiling with access to loft space.

Bedroom One
14′ 9″ x 13′ 6″ (4.50m x 4.12m)
East aspect leaded light double glazed bay window. Two fitted double wardrobes. Radiator. Picture rail.

En-Suite Bathroom
8′ 7″ x 5′ 11″ (2.62m x 1.80m)
Fitted suite comprising of a wood panelled bath with twin hand grips and having mixer taps with shower attachment. Pedestal wash hand basin with mixer taps. Push button w.c. Radiator. Part tiled walls. Textured ceiling. Obscure glass double glazed window.

Bedroom Two
16′ 0″ x 12′ 4″ (4.88m x 3.76m)
East aspect leaded light double glazed windows. Decorative fireplace. Built in storage cupboard. Radiator. Picture rail. Eaves storage cupboard. Textured ceiling.



Bedroom Three

14′ 10″ x 10′ 11″ (4.52m x 3.33m)

East aspect double glazed windows. Decorative fireplace. Radiator. Built in linen cupboard. Picture rail. Textured ceiling.

Bedroom Four

9′ 11″ x 9′ 1″ (3.02m x 2.77m)

West aspect double glazed windows. Radiator. Built in double wardrobe. Textured ceiling.

Shower Room/W.C

11′ 3″ x 4′ 10″ (3.43m x 1.47m)

Fitted suite comprising of a step in shower cubicle with shower unit and glazed screen. Pedestal wash hand basin. Push button w.c. Radiator. Part tiled wood panelled walls. Textured ceiling. Obscure glass double glazed window.





Front Garden

Laid to lawn with well stocked flower and shrub borders and beds. Side gate to rear garden.

Rear Garden

A further feature of this home due to its size, seclusion and Westerly aspect. The first area of garden is a patio area to the rear of the home with space for garden table and chairs. The majority of area is then laid to lawn with well stocked and mature flower and shrub beds and borders. Rockery beds. Various trees. To the rear of the garden is another area laid to lawn, again with a summer house and borders.

Driveway

1 Parking Space

Private driveway providing off street parking for one to two vehicles. Side gate to rear garden.

























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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