



34 Rackham Road, Worthing, BN13 1LL
Guide Price £400,000

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A popular three bedroom semi detached bungalow benefitting from driveway and garage. Briefly the accommodation comprises: spacious entrance hall, living room, kitchen, three bedrooms and bathroom/wc. Externally there are well maintained front and rear gardens, garage and driveway with standing for two or three vehicles. Further benefits include gas central heating and double glazing throughout.

- Favoured Tarring Location
- Semi Detached Bungalow
- Three Bedrooms
- Maintained Front and Rear Gardens
- Driveway
- Garage
- Kitchen
- Living Room
- Bathroom/wc
- Close to local schools, shops and amenities





Double glazed UPVC door to:

Entrance Hall

Cupboard housing electrical consumer unit unit. Access to loft via hatch. Recessed storage cupboard with shelving. Inset ceiling spotlighting.

Living Room

4.80m x 3.45m (15'9 x 11'4)
Double glazed window to front. Radiator. Wall lights. Woodburning stove with tiled slate hearth.

Kitchen

3.53m x 2.87m (11'7 x 9'5)
Roll edge work surface having insect single draining stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Space for fridge/freezer. Fitted AEG oven. Four ring induction hob with 'Bosch' extractor cooker hood over. Matching range of cupboards, drawers, and eyelevel wall unit. Double glazed window overlooking rear garden. Double glazed door to rear garden. Inset ceiling spotlighting.

Bedroom One

3.73m x 3.45m (12'3 x 11'4)
Double glazed window overlooking rear garden. Radiator. Matching built-in wardrobe, dressing and side table.

Bedroom Two

3.56m x 2.95m (11'8 x 9'8)
Double glazed window to front. Radiator. Built-in fitted wardrobes with shelving and hanging rail.

Bedroom Three

2.59m x 2.44m (8'6 x 8'0)
Double glazed window to side. Radiator.

Bathroom/wc

2.54m x 1.65m (8'4 x 5'5)
Panelled bath with taps and wall mounted controls with shower over. Built-in vanity unit with wash hand basin, concealed cistern wc, and cupboards. Ladder style towel radiator. Two double glazed windows. Inset ceiling spotlighting. Tiled wall and floor.

Outside

Rear Garden

Well maintained rear garden with the majority being laid to lawn. Two areas of paving ideal for patio area with space for outdoor furniture. Borders of mature shrubs, trees, plants and bushes. 6 foot fence surround. Timber built shed.

Garage

5.31m x 2.51m (17'5 x 8'3)
Glazed window to rear. Brick built. Up and over door. Power and light. Private door to rear garden.

Front Garden

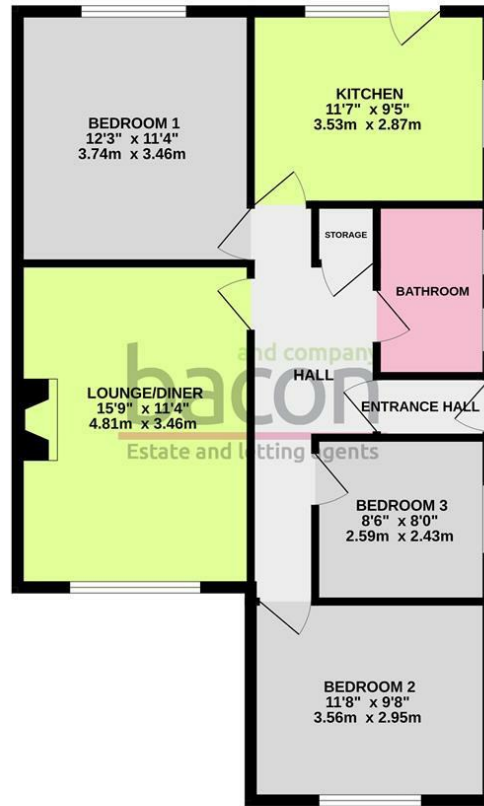
Well maintained with area of laid to lawn and the rest being borders or bushes and plants. Further paved patio area.

Driveway

Hardstanding with space for 3 vehicles.



GROUND FLOOR



TOTAL FLOOR AREA : 607sq.ft. (75.0 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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