



55 Roedean Road, Worthing, BN13 2BT

Price £350,000



A three bedroom end terrace house with South facing rear garden, garage and available chain free. Located in popular Salvington with local shopping facilities, schools and transport links nearby. The accommodation briefly comprises, entrance hall, lounge / dining room, kitchen, sun room, first floor landing, three bedrooms and bathroom/Wc. Externally there is a south facing rear garden, front garden and garage.

- End Terrace House
- Three Bedrooms
- Conservatory
- South Rear Garden
- Garage & Parking
- Chain Free
- Gas Central Heating
- Popular Salvington Location





Glazed front door leading to;

Entrance Hall

4.06 x 1.84 (13'3" x 6'0")

Spotlights. Hard flooring. Radiator. Access to under stairs cupboard housing smart meter, combination boiler and fuse board.

Lounge / Dining Room

7.39 x 3.20 (24'2" x 10'5")

Bay fronted 24ft open plan lounge/dining room. Dual aspect via leaded light double glazed windows. Hard flooring throughout. Pendant lights. Vertical radiators. Doors leading out to conservatory.

Kitchen

2.54 x 2.39 (8'3" x 7'10")

Range of base units with matching wall mounted cabinets. Roll edge worktop. 1.5 bowl sink incorporating drainer with mixer tap above. Integrated eye level oven/grill. Four ring gas hob with extractor fan above. Tiled splashback. Space for freestanding fridge/freezer. Space for under counter washing machine. Leaded light window and door to conservatory.

Conservatory

3.80 x 2.36 (12'5" x 7'8")

South aspect conservatory with access from the dining space and kitchen. Radiator. Two wall lights. Power sockets. Doors leading to garden.

First Floor Landing

Access hatch with fold down wooden ladder giving access to the boarded loft space.

Bedroom One

3.91 x 3.01 (12'9" x 9'10")

Double bedroom. Fitted wardrobes incorporating hanging rail and shelving. Additional storage cupboard. Radiator. Pendant light. Leaded light double glazed window.

Bedroom Two

3.37 x 2.66 (11'0" x 8'8")

Double bedroom over looking garden. Radiator. Leaded light double glazed window. Fitted wardrobe. Pendant light. Carpet.

Bedroom Three

2.97 x 2.07 (9'8" x 6'9")

Radiator. Access to shelved cupboard above stairs. Leaded light double glazed window. Pendant light. Carpet.

Bathroom/Wc

2.40 x 1.66 (7'10" x 5'5")

P shape bath with glass screen. Dual function shower. Fully tiled walls. Tiled floor. Concealed cistern WC. Wash hand basin. Ample cabinet storage with mirror above. Obscure double glazed window. Spotlights. Heated towel rail.

Front Garden

Lawned area with established planting. Path leading to covered porch. Outside light. Side gate to garden.

Rear Garden

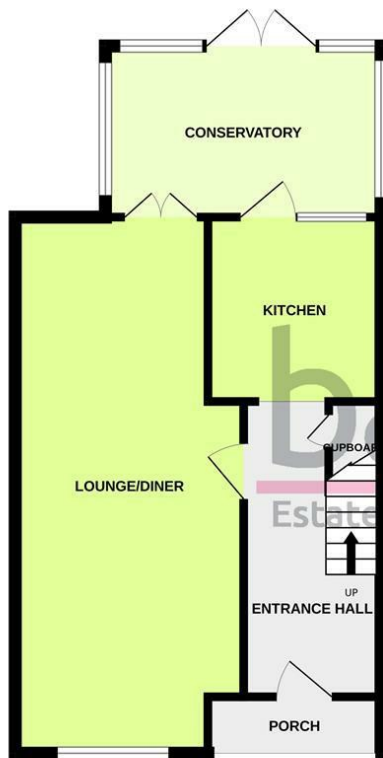
Paved patio area from the conservatory. Lawn area to the rear of the garden with mature shrub borders. South aspect. Shed. Paved path providing access to the front of the property. Outside tap and water butt.

Drive & Garage

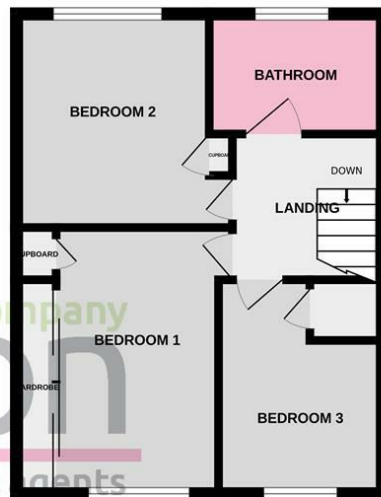
Brick built garage with up and over door located in compound. Space to park a car in front of the garage.



GROUND FLOOR



1ST FLOOR



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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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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