



15 Lincoln Road, Worthing, BN13 1BQ

Price £425,000

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A beautifully presented three bedroom semi detached family house arranged over three levels with west aspect rear garden, EV charger and solar panels. Located in popular Tarring with local schools and transport links nearby. The accommodation briefly comprises, entrance hall, lounge, dining room, kitchen, sun room, first floor landing with open space currently used as a study, two double bedrooms, bathroom and separate WC. To the second floor there is a further double bedroom and wash room/Wc. Externally there is a west aspect rear garden, front garden, private driveway, carport and garage. Internal viewing is highly recommended to fully appreciate this property.

- Three Bedrooms
- Semi Detached House
- Private Drive & Garage
- Sun Room
- Lounge / Dining Room
- Popular Tarring
- EV Charger
- Solar Panels









Front door opening to

#### Entrance Hall

Herringbone wood floor. Double glazed window. Radiator. Wall mounted thermostat control. Recessed cupboard. Staircase rising to first floor.

#### Lounge

3.97 x 3.83 (13'0" x 12'6")

Herringbone wood floor. Double glazed window. Radiator. Fireplace. Two wall light points. Opening to

#### Dining Room

2.90 x 2.78 (9'6" x 9'1")

Continued Herringbone wood floor. Radiator. Doors opening to sun room. Opening to the kitchen.

#### Kitchen

2.74 x 4.71 narrows to 2.88 (8'11" x 15'5" narrows to 9'5")

Range of work surfaces with white gloss cupboards and drawers fitted under. Neff hob with oven and grill under and concealed extractor above. Range of matching wall cupboards. Built in Neff high level microwave.

Larder cupboard with double glazed window and wall mounted boiler. Space for upright fridge freezer. Double glazed window overlooking the rear garden. Part tiled walls. Inset single drainer sink unit. Double glazed door opening to the carport. Radiator. Full height built in shelves.

#### Sun Room

2.86 x 2.65 (9'4" x 8'8")

Double glazed sliding doors opening onto decking and leading to the rear garden. Double glazed windows. Radiator. Two wall lights.

#### First Floor Landing

A spacious open landing currently providing a perfect place to study or read. Staircase rises to the second floor. Double glazed window to front. Radiator. Further double glazed window to side.

#### Bedroom One

3.89 x 3.65 (12'9" x 11'11")

Double glazed window. Radiator. Two wall light points. Custom built wardrobes with drawers under. Further recessed cupboard with matching custom built doors.

#### Bedroom Two

3.93 x 2.78 (12'10" x 9'1")

Double glazed window. Radiator. Custom built wardrobe with matching drawers.

#### Bathroom

Tiled enclosed bath with shower attachment and folding glass door. Pedestal wash hand basin. Part tiled walls. Extractor fan. Double glazed obscure glass window. Wall mounted chrome towel radiator. Tiled floor.

#### Separate Wc

Low level flush Wc. Double glazed obscure glass window. Tiled floor.

#### Second Floor Landing

Velux window. Door to;

#### Bedroom Three

3.50 x 4.64 narrowing to 2.66 (11'5" x 15'2" narrowing to 8'8")

Velux window to East and West aspects. Radiator. Custom built matching storage cupboards. Eaves access doors. Sloped ceilings. Door to wash room/wc.

#### Wash Room / Wc

Sani flow Wc. Vanity wash hand basin with cupboards and drawers under. Velux window. Extractor fan.

#### Rear Garden

Westerly aspect with feature deck and covered pergola leading into the rear garden with stepping stones, raised pond and mature planting. Door to garage.

#### Front Garden

Laid to lawn with shrub and flower borders.

#### Private Driveway and Carport

Block paved driveway with wooden gates opening to the covered carport leading to the rear garden and garage.

#### Garage

Separated into two areas by a partition and door.

Area one: 3.10m x 2.34m Double wood doors to the front.

Area two: 3.66m x 2.31m Double doors opening to the garden.

#### Required Information

Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

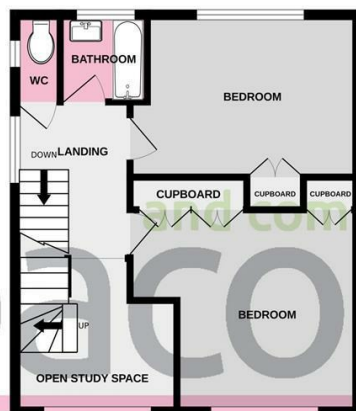




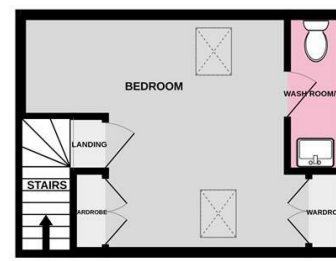
GROUND FLOOR



1ST FLOOR



2ND 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 confirm their condition or working order.

