



6 Gerbera Road, Worthing, BN13 3ZF
Guide Price £325,000

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A two bedroom semi detached family home benefitting from a west facing rear garden and off road parking for two vehicles. Briefly the accommodation comprises: entrance hall, 24'6 lounge/kitchen, ground floor wc landing, two bedrooms and bathroom/wc. Externally there is a west facing artificially turfed for ease and maintenance rear garden, front garden and parking for two vehicles. Further benefits include, gas central heating, double glazing and remainder of 10 year NHBC warranty. CHAIN FREE.

- CHAIN FREE
- Semi Detached
- Two Bedroom
- 24'7 Open living room/kitchen
- Upgraded Kitchen
- West Facing Rear Garden
- Family Bathroom
- Driveway





Entrance Hall

Radiator. Electrical consumer unit.

Open Plan Living Room/Kitchen

7.47m x 3.84m (24'6 x 12'7)

Living Room

Double glazed window to front. Understairs storage cupboard. Feature radiator.

Kitchen

Square edge **** work surface having inset below mounted 1 1/2 strainer with mixer tap and grooves draining board. 4 ring 'Zanussi' electric hob with concealed extractor fan over. Fitted 'Zanussi' oven. Space and pulling for washing machine. Matching range of cupboards, drawers and wall units. Integrated fridge/freezer. Concealed wall mounted 'Logic' combination boiler supplying gas central heating and hot water. Inset ceiling spots. Radiator. Double glazed composite door to rear garden.

Ground Floor WC

Close coupled WC. Wall mounted wash hand basin and mixer tap. Radiator. Part tiled walls. Inset ceiling spotlighting. Extractor fan.

Stairs from entrance hall to:

Bedroom One

3.84m x 3.76m max (12'7 x 12'4 max)

Two double glazed window to front. Radiator. Storage cupboard over bulkhead.

Bedroom Two

3.84m x 2.08m (12'7 x 6'10)

Two double glazed windows overlooking rear garden. Radiator. Recessed storage cupboard having hanging rail and shelving.

Bathroom/wc

Panelled bath with mixer tap and glazed screen. Further wall mounted control and overhead shower. Pedestal wash hand basin and mixer tap. Close coupled wc. Ladder style towel radiator. Mirrored medicine cabinet. Double glazed window. Inset ceiling spotlights.

Outside

West Facing Rear Garden

Paved patio area with majority being artificially turfed for ease and maintenance. 6ft fence surround. Outside tap.

Front Garden

Shingled and mature hedge to front.

Off Road Parking

Located to the side. Standing for two vehicles. Side gate to garden.

Tenure and Council Tax Band

Tenure: Freehold

Estate management charge: £160 per annum

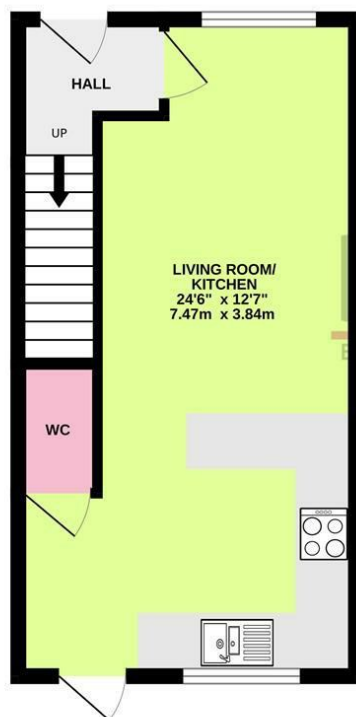
Council tax band: Band C

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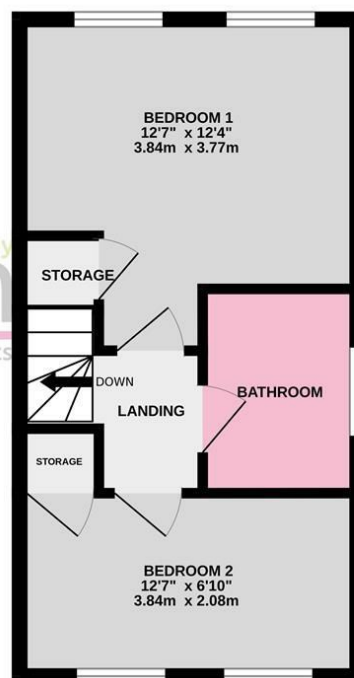
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 635sq.ft. (59.0 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 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) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(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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