

WEST WORTHING OFFICE

4 Wallace Parade, Goring Road, Worthing, BN12 4AL

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Reigate Road, Worthing, BN11 5NE | Asking Price Of £350,000

- Semi Detached House
- 26' Lounge/ Dining Area
- Conservatory
- Elm Grove School Catchment
- Three Bedroom
- Modern Kitchen
- Modern Bathroom
- Good Size Rear Garden



A well presented three bedroom semi detached house in the favoured Elm Grove Catchment area.

Internally to the ground floor there is a 26ft lounge/dining room which opens onto the conservatory and modern kitchen To the first floor there are three bedrooms and a modern family bathroom.

Externally there is a good size rear garden and a well maintained front garden.

Situated in the highly popular Elm Grove School Catchment area, local amenities can be found on Goring Road within 1/4 of a mile and Worthing seafront under a mile away.

Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately is over a mile away. The nearest station is West Worthing which is approximately half a mile away. Bus services run nearby.

ENTRANCE PORCH: Double glazed doors and windows, wooden door with frosted glass insert opening to entrance hall.

ENTRANCE HALL: Stairs to first floor, radiator and understairs storage cupboard.



LOUNGE/ DINING ROOM: (W+E)

26' 5" x 12' 4" max (8.05m x 3.76m) Double glazed by window to front, feature gas fire place, radiators, single glazed windows and door leading into the conservatory.

KITCHEN: (N+E)

15' 7" x 7' 2" max (4.75m x 2.18m) Range of matching wall and base units, fitted roll top work surfaces inset stainless steel sink drainer with mixer tap, space and plumbing for washing machine, inset ceramic hob with fitted over head extractor, inset eye level oven and grill, integrated fridge freezer, part tiled walls, cupboard housing combi boiler, dual aspect double glazed windows, radiator and door leading into the conservatory.

CONSERVATORY:

11' 2" x 8' 2" (3.4m x 2.49m) Radiator, double glazed windows and doors opening onto rear garden.

FIRST FLOOR LANDING:

Frosted double glazed window and loft access.

BEDROOM ONE: (W)

13' 7" x 10' 11" (4.14m x 3.33m) Radiator and double glazed bay window to front.

BEDROOM TWO: (E)

12' 11" x 9' 11" (3.94m x 3.02m) Radiator, built in cupboard and double glazed window to rear.

BEDROOM THREE: (W)

7' 5" x 7' 2" (2.26m x 2.18m) Radiator and double glazed window to front.

BATHROOM: (E)

P-Shaped bath with shower over, pedestal wash hand basin with mixer tap, button flush wc, radiator towel rail, tiled floor, part tiled walls, storage cupboard and dual aspect frosted double glazed windows.

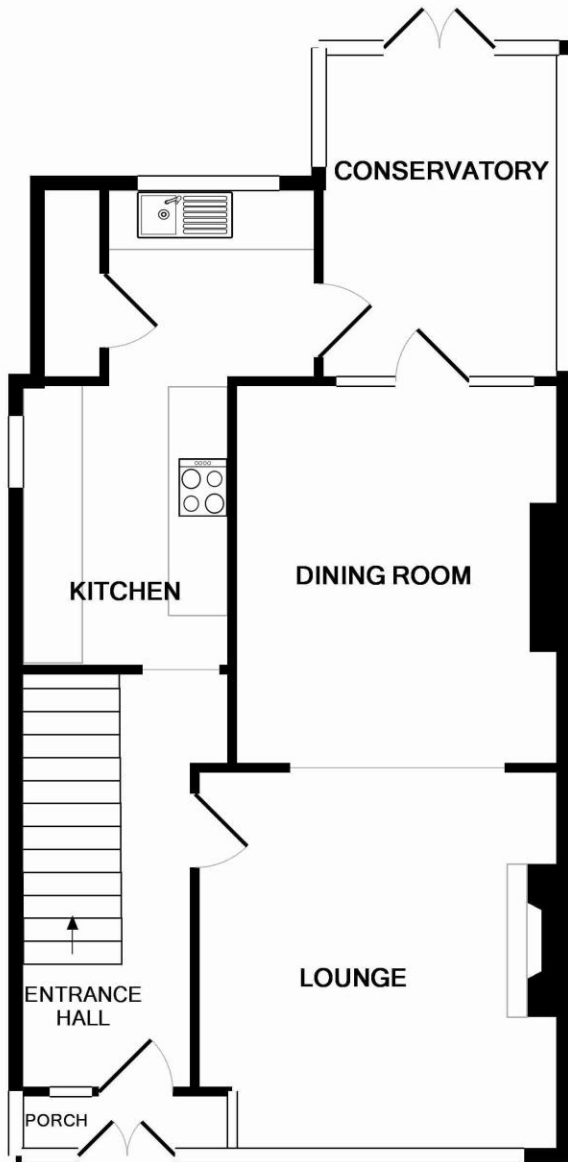
FRONT GARDEN:

Laid to lawn with floral and shrub borders, path to front door.

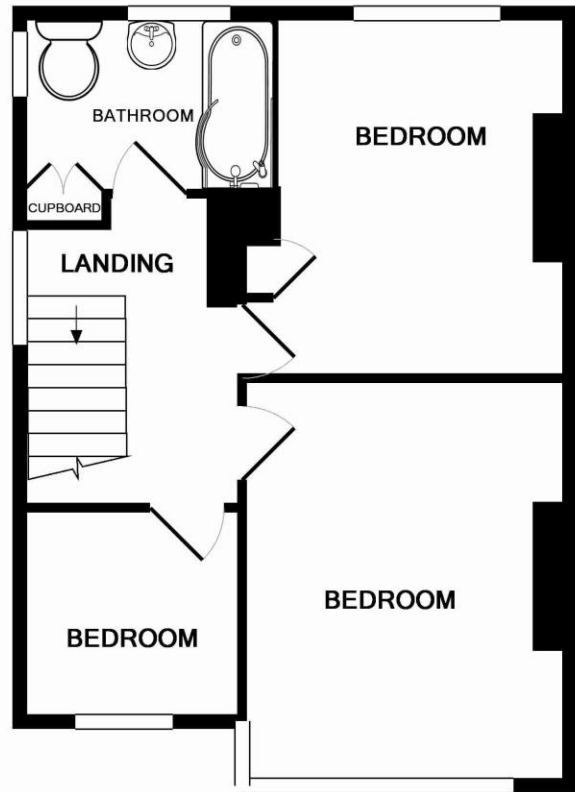
REAR GARDEN: (E)

Mainly laid to lawn with an array of floral and shrub borders, patio area, timber shed and gated side access.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Area

1,022 sq ft / 95sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band D

Viewing Arrangements

Strictly by appointment

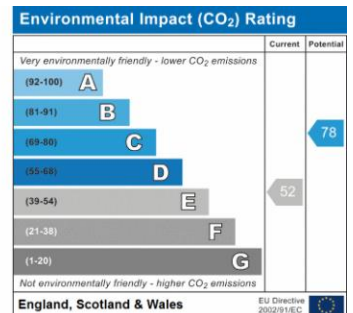
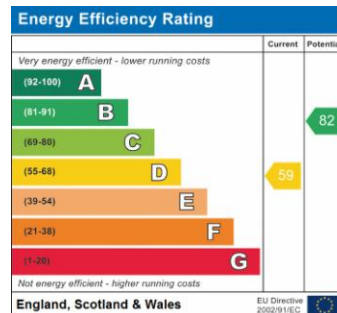
Contact Details

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating traveling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.