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152 Upper Brighton Road
Worthing BN14 9JL
Guide price
£365,000



and company
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Estate agents



A three bedroom semi detached family home located in the catchment area of Broadwater. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom/w.c, private driveway, garage, front and rear gardens.

Property Features

This three bedroom semi detached home forms part of the Broadwater catchment area, close to local shops, schools and amenities as well as being ideally positioned for access to the A27. The property offers spacious accommodation and is presented well throughout having benefits including a fitted kitchen and bathroom, double glazed windows, gas central heating, large South facing and secluded rear garden, garage and with internal viewing essential to fully appreciate the overall size and condition of this residence.

Covered Porchway

Private double glazed front door to reception hall.

Reception Hall 15'3 x 6'5 (4.65m x 1.96m)

Radiator. Front aspect panel windows. Staircase to first floor landing with understairs cupboard. Doors to all ground floor rooms.

Lounge 13'8 x 12'2 (4.17m x 3.71m)

Double glazed bay window to the front. Feature working open fireplace with hearth, wooden surround and mantle over. Radiator. Levelled ceiling. Opening to dining room.

Dining Room 13'10 x 10'5 (4.22m x 3.18m)

Double glazed windows and French doors to and overlooking the rear garden. Radiator. Levelled ceiling.

Kitchen 12'11 x 8'2 (3.94m x 2.49m)

Fitted suite comprising of an excellent range of worktop surfaces with cupboards and drawers under. One and a half bowl sink unit with storage cupboards below. Integrated washing machine and dishwasher. Four ring gas hob with extractor hood over. Matching range of wall cupboards with under lighting. Part tiled walls. Split level double oven and grills. Space for fridge. Radiator. Tiled flooring. Levelled ceiling with inset spotlights. Double glazed window to rear and double glazed side door.

First Floor Landing

Access to loft space via a pull down ladder. The loft area is majority boarded, insulated, power socket, light point and houses the homes combination central heating boiler. Doors to all first floor rooms.

Bedroom One 13'11 x 9'11 (4.24m x 3.02m)

Double glazed bay window to front. Range of fitted wardrobes. Radiator. Textured ceiling with two ceiling light points..

Bedroom Two 13'5 x 10'4 (4.09m x 3.15m)

Double glazed windows to rear. Radiator. Textured ceiling.

Bedroom Three 9'10 x 7'0 (3.00m x 2.13m)

Double glazed windows to front. Radiator. Wood effect laminate flooring. Textured ceiling.

Bathroom/W.C 8'0 x 7'10 (2.44m x 2.39m)

Fitted suite comprising of a panelled bath with mixer taps having shower attachment. Wall mounted wash hand basin with mixer taps. Step in fully tiled shower cubicle with shower unit. Push button w.c. Part tiled walls. Radiator. Extractor fan. Levelled ceiling with inset spotlights. Obscure glass double glazed

window.

Private Driveway/ Parking

Off road parking for several cars/caravan. The driveway has gate leading to rear garden. Three pin external power socket and a separate caravan charging point.

Garage

Brick built and accessed via an up and over door. Power and light. Side and rear windows.

Rear Garden

The rear garden is a feature of the property being of SOUTHERLY aspect and mainly laid to lawn with mature flower and shrub borders, attractive rockery and fishpond, vegetable growing area and side access.

Tenure

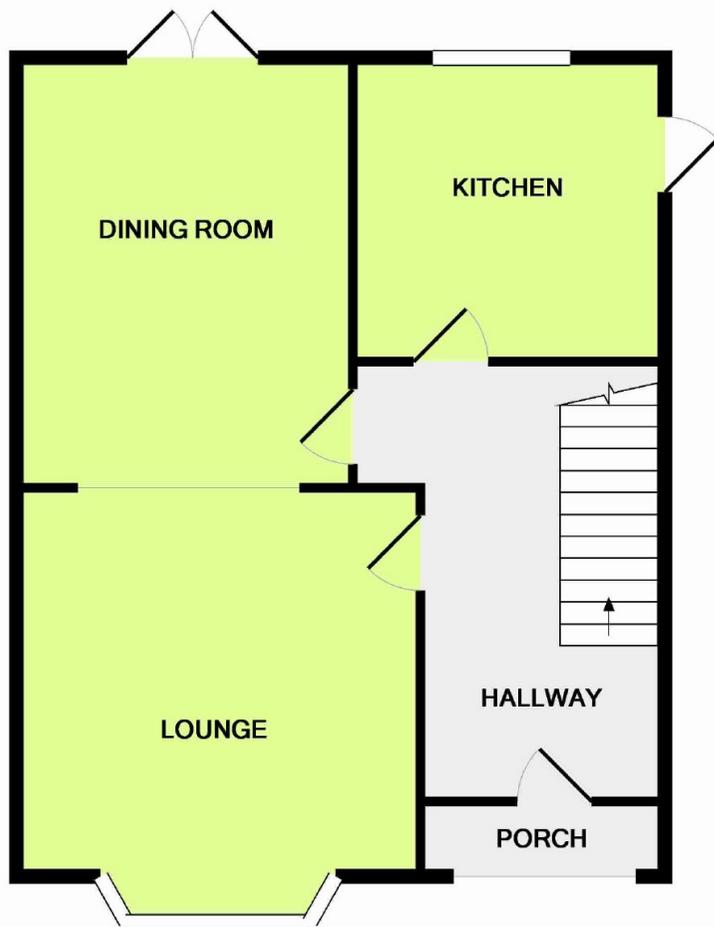
Freehold

Council Tax Band

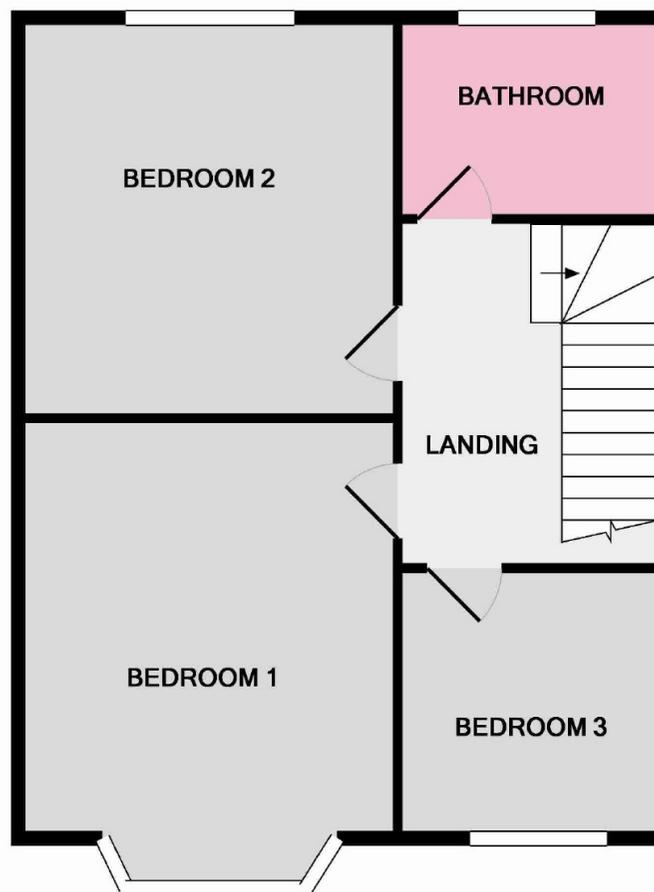
Local Authority







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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