



8 Saxony Road, Worthing, BN14 7AT  
Guide Price £300,000

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A two bedroom, two reception room semi detached bungalow located in the popular catchment area of Broadwater. The accommodation consists of a reception hall, lounge, kitchen, dining room, conservatory, two double bedrooms, bathroom, loft, front and rear gardens.

- Semi Det Bungalow
- Two Bedrooms
- Two Receptions
- Broadwater Catchment
- Cosmetic Improvement Required
- Popular Location
- No Onward Chain
- Close To Amenities





## Reception Hall

Accessed via PVC front door with outside courtesy light. Radiator. Built in airing cupboard. Picture rail. Textured ceiling with access to loft space.

## Lounge

3.68 x 3.63 (12'1" x 11'11")

South aspect via a double glazed bay window. Fireplace having an inset fire set on a raised hearth and with gas point. Radiator. Coved and textured ceiling.

## Kitchen

2.87 x 2.69 (9'5" x 8'10")

Fitted suite comprising of a single drainers ink unit having mixer taps with storage cupboard and space for washing machine below. Area of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob. Fitted oven and grill below. Larder cupboard. Space for upright fridge/freezer. Part tiled walls. Central heating programmer. Textured ceiling. West aspect double glazed window. Door to conservatory and opening to dining room.

## Dining Room

2.39 x 2.13 (7'10" x 7'0")

North aspect via double glazed windows. Radiator. Picture rail. Textured ceiling.

## Lean To

3.86 x 2.31 (12'8" x 7'7")

Triple aspect via East, West and North facing double glazed windows. Radiator. Built in storage cupboard with light point and housing wall mounted boiler. Tiled flooring. Double glazed sliding door to rear garden.

## Bedroom One

3.68 x 3.63 (12'1" x 11'11")

South aspect via a double glazed bay window. Fitted bedroom wardrobes and storage cupboards. Radiator. Picture rail. Textured ceiling.

## Bedroom Two

3.66 x 3.30 (12'0" x 10'10")

North aspect via double glazed windows. Fitted bedroom wardrobes and storage cupboards. Radiator. Textured ceiling.

## Bathroom/W.C

1.55 x 1.75 (5'1" x 5'9")

Comprising of a wood panelled bath with twin hand grips and shower unit over. Pedestal wash hand basin. Low level w.c. Chrome ladder design radiator. Majority tiled walls. Wall mounted electric heater. Textured ceiling with extractor fan. Obscure glass double glazed window.

## OUTSIDE

### Front Garden

Paved pathway to front door dividing the front garden which is made up of well stocked and mature flower and shrub beds. Wooden gate providing side access with an outside water tap and leading to rear garden.

### Rear Garden

North facing with the first areas of garden having two paved patio areas to the rear of the home, each offering space for garden table and chairs. Area of garden laid to lawn. Flower and shrub beds. Storage shed.

### Council Tax

Council Tax Band C



GROUND FLOOR



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 misdescription. These particulars do not constitute a contract or part of a contract. 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		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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