



55 Bulkington Avenue, Worthing, BN14 7JA

Guide Price £550,000

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We are delighted to offer for sale this deceptively spacious three double bedroom family home in Bulkington Avenue having the added benefit of a South Aspect Rear Garden & No Chain!

In brief the property comprises of two reception rooms of the ground floor, dining room to the front being bay fronted & lounge to the rear being south aspect & having a sun room extension on the back, there is a separate kitchen with larder cupboard & a ground floor WC to complete the ground floor accommodation, on the first floor you have three spacious double bedrooms, a family bathroom & separate WC, externally you have both front & rear gardens, rear being a south aspect & having various shrub & flower borders, there is also off street parking for two vehicles & a garage / workshop.

- No Chain
- Detached Family Home
- South Aspect Rear Garden
- Two Reception Rooms
- Ground Floor WC
- Off Street Parking & Garage
- Popular Broadwater Location
- Three Double Bedrooms
- Close To Worthing Mainline Train Station
- Double Glazed & Gas Central Heated Throughout



Entrance Porch

1.83m x 1.22m (6'3 x 4'2)

Carpeted flooring, private front door, vaulted ceiling, further door through to entrance hallway.

Entrance Hallway

2.74m x 2.44m (9'2 x 8'2)

Carpeted flooring, fitted storage cupboard having various shelving units, window, picture rail, skimmed ceiling.

Seperate Lounge

4.88m x 4.27m (16'1 x 14'5)

Carpeted flooring, radiator, double glazed window, electric fire, television point, picture rail, textured ceiling.

Dining Room

3.96m x 3.96m (13'10 x 13'2)

Carpeted flooring, two radiators, gas fire, television point, serving hatch through to kitchen, access to understairs storage cupboard housing gas & electric meters & having various shelving units, textured ceiling with coving.

Fitted Kitchen

3.35m x 2.74m (11'4 x 9'9)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, fully tiled walls, inset stainless steel single drainer sink unit with mixer tap, space for washing machine, space for cooker, radiator, various power points, space for fridge freezer, skimmed ceiling, fitted larder cupboard with various shelving units, window.

Sun Room

3.96m x 1.52m (13'4 x 5)

Carpeted flooring, double glazed window, glass roof, sliding doors to rear garden.

Utility Room

1.52m x 0.91m (5'5 x 3'10)

Vinyl flooring, double glazed door to side access / driveway, window.

Ground Floor WC

1.22m x 0.61m (4'4 x 2'7)

Vinyl flooring, low flush WC, hand wash basin with cold tap & hot water tap, part tiled walls, double glazed window, skimmed ceiling.

Outside Cupboard

1.22m x 0.61m (4'2 x 2'4)

Having various shelving units & housing boiler.

Garage

4.57m x 2.44m (15'5 x 8'3)

Having wooden double open doors, power & lighting, various shelves & cupboards.

Potting Shed

2.44m x 1.52m (8'3 x 5'8)

Fitted workbench, various shelving units, double glazed windows, double glazed door to rear garden.

First Floor Landing

5.49m x 1.83m (18'1 x 6)

Carpeted flooring, radiator, double glazed window, loft hatch access with drop down ladder, picture rail.

Master Bedroom

4.57m x 4.27m (15'9 x 14'5)

Carpeted flooring, radiator, various power points, double glazed bay window, picture rail, textured ceiling.

Bedroom Two

3.66m x 3.05m (12'7 x 10)

Carpeted flooring, radiator, double glazed window, textured ceiling.

Bedroom Three

3.05m x 3.05m (10'9 x 10'8)

Carpeted flooring, radiator, double glazed window, textured ceiling, fitted shower cubicle having a wall mounted power shower, access into eaves storage housing hot water cylinder & having various slatted shelving space.

Family Bathroom

2.44m x 1.52m at maximum (8'3 x 5'10 at maximum)

Carpeted flooring, panel enclosed bath with tiled surround, having a wall mounted power shower above, hand wash basin with hot & cold tap, radiator, fully tiled walls, textured ceiling, double glazed window, fitted storage cupboard having various recessed shelving units.

Seperate WC

1.52m x 0.61m (5'5 x 2'9)

Carpeted flooring, high flush WC, fully tiled walls, double glazed window, textured ceiling.

Externally

Front Garden

Driveway offering off street parking for three cars, leading to garage, lawned area having various flower & shrub borders, fence enclosed, gated side access.

Rear Garden

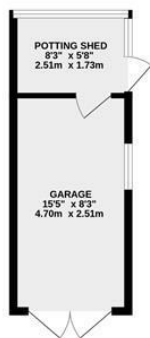
Patio area, stepping onto large lawned area having various flower, shrub & tree borders, timber built storage shed, fence & wall enclosed, access to outside storage cupboard & potting shed.

Council Tax

Band E



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1644 sq.ft. (152.7 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		
(81-91) B		
(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		
		72
	58	

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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