



32 Parkfield Road, Worthing, BN13 1ER  
Guide Price £475,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this well extended three bedroom semi-detached family home with the added benefit of no on-going chain.

In brief the property consists of a bay fronted lounge area, an extended dining room to the rear & an extended kitchen, there is also a useful ground floor / outside WC, on the first floor you have two spacious double bedrooms, the third bedroom is also a deceptively good sized double room & to complete the first floor accommodation you have a separate bathroom & WC.

Externally you have both front & rear gardens which have been well maintained, Off street parking for two cars & a detached brick built garage with power, lighting & water supply.

- Chain Free
- Three Bedrooms
- Semi-Detached Family Home
- Off Street Parking
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout
- Popular Tarring Location





#### Entrance Porch

1.83m x 0.91m (6'8 x 3'7)

Tiled flooring, double glazed front door, two windows, further door to entrance hallway.

#### Entrance Hallway

4.27m x 1.83m (14'5 x 6'10)

Carpeted flooring, radiator, picture rail, stairs to first floor, access to understairs storage housing meters, textured ceiling.

#### Separate Lounge

4.88m x 3.96m (16'2 x 13'5)

Carpeted flooring, double glazed bay window, radiator, television point, various power points, feature fireplace with attractive surround & mantle.

#### Separate Dining Room

6.71m x 3.35m (22'2 x 11'5)

Carpeted flooring, two radiators, feature fireplace, various power points, television point, double glazed sliding doors to rear garden, door through to Kitchen.

#### Extended Kitchen

5.79m x 2.13m (19'5 x 7'8)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, space for undercounter fridge, space for oven with extractor fan above, inset

stainless steel two drainer sink unit with mixer tap, wall mounted Worcester boiler, double glazed window, double glazed door leading to rear garden.

#### Outside / GF WC

1.52m x 0.91m (5 x 3'2)

Tiled flooring, low flush WC, hand wash basin with hot & cold tap, window, wall mounted light.

#### First Floor Landing

3.66m x 2.44m (12'4 x 8)

Carpeted flooring, radiator, double glazed window, loft hatch access with drop down ladder, textured ceiling.

#### Bedroom One

4.88m x 3.35m (16'4 x 11'6)

Carpeted flooring, radiator, various power points, double glazed window, skimmed ceiling with coving.

#### Bedroom Two

3.96m x 3.35m (13'2 x 11'6)

Carpeted flooring, radiator, various power points, double glazed window, skimmed ceiling with coving.

#### Bedroom Three

3.05m x 2.44m at maximum (10'11 x 8'1 at maximum)

Carpeted floor, radiator, various power points, double glazed window, skimmed ceiling.

#### Family Bathroom

2.44m x 1.83m (8'6 x 6'4)

Vinyl flooring, panel enclosed bath with shower attachment over, hand wash basin with hot & cold tap, radiator, part tiled walls, double glazed window, skimmed ceiling, cupboard housing factory lagged hot water cylinder.

#### Separate WC

1.52m x 0.61m (5'6 x 2'6)

Vinyl flooring, low flush WC, part tiled walls, double glazed window, skimmed ceiling.

#### Externally

##### Front Garden

Mainly laid to lawn with various flower & shrub borders, off street parking for two vehicles in tandem, pathway leading to front door, gated side access, fence enclosed.

##### Rear Garden

Patio area stepping onto large lawned area having various flower & shrub borders, timber built storage shed, greenhouse, veggie patch area, outside water butt, side laid to patio, gated side access.

#### Council Tax

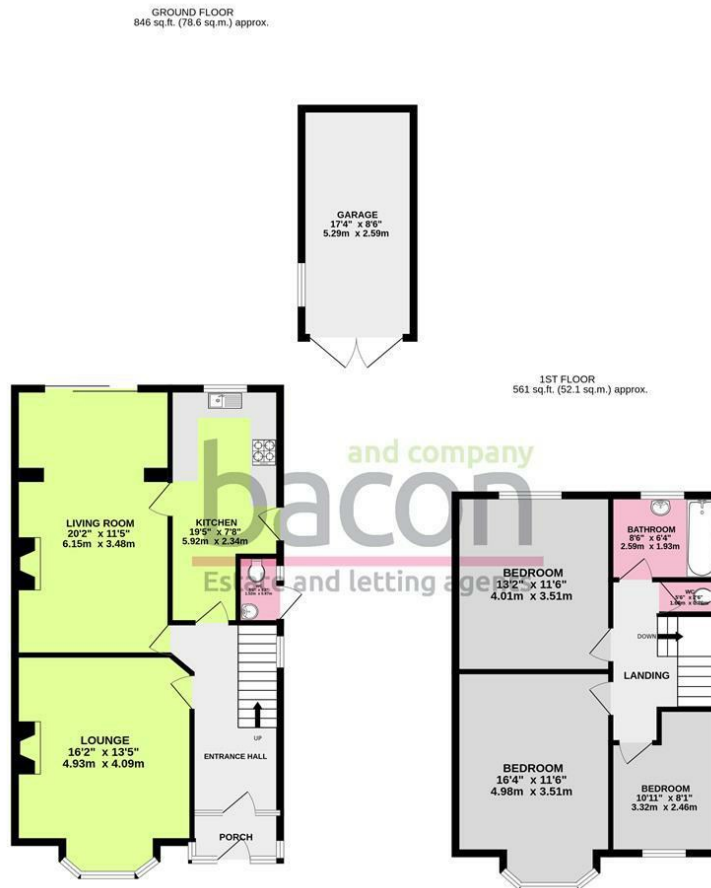
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#### Detached Garage

5.18m x 2.44m (17'4 x 8'6)

Having an up & over door, power, lighting & water.





TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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 misstatement. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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