



44 Ashdown Road, Worthing, BN11 1DE
Guide Price £525,000

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A recently refurbished five double bedroom, two bathroom and loft converted end of terrace family home located in Worthing Town Centre. Briefly the accommodation comprises: GROUND FLOOR: entrance hall, living room, dining room, 19'8 kitchen/breakfast room and cloakroom. FIRST FLOOR: Three double bedrooms and family bathroom with bedroom one benefitting from a walk in wardrobe. SECOND FLOOR: Two further double bedrooms with bedroom five having ensuite. Outside there is a paved rear courtyard garden and front garden. Further benefits include double glazing, gas central heating, underfloor heating in Kitchen and some original features such as tiled wrought iron fire places.

Ashdown Road is located within close proximity to local schools, shops, bars, hospital, seafront and amenities. The property is also near to popular bus routes and Worthing mainline Railway Station with connections to London and Brighton.

- End of Terrace
- Period Family Home
- Five Double Bedrooms
- Bathroom, Ensuite and Cloakroom
- Rear Courtyard Garden
- Central Worthing Location
- Double Glazing and Gas Central Heating
- Loft Converted
- Popular Bus Routes and Mainline Railway Station



Entrance Hall

Radiator.

WC

Close coupled WC. Vanity unit with wash hand basin, mixer tap and cupboard below. Extractor fan. Wall mounted ideal combination boiler supplying gas central heating and hot water.

Living Room

4.45m x 3.48m (14'7 x 11'5)

Double glazed bay window to front with plantation shutters. Feature radiator. Wrought iron fireplace having tiled inset and timber mantle surround. Ceiling rose and original coving.

Dining Room

3.66m x 2.84m (12 x 9'4)

Double glazed window with plantation shutters. Feature radiator. Inset ceiling spotlighting. Wrought iron fireplace having tiled inset and timber mantle surround.

Kitchen/Breakfast Room

5.99m x 2.95m (19'8 x 9'8)

Square edge work surface having under mounted 'Rangemaster' one and a half bowl ceramic sink and extendable hose mixer tap. Four ring 'Neue' induction hob with 'Klarstein' extractor chimney. Fitted 'Neue' oven. Integrated dishwasher and tall fridge/freezer. Space and plumbing for washing machine. Excellent range of contemporary cupboards, drawers and eye level wall units.

Tiled floor with underfloor heating. Dual aspect with two double glazed windows. Double glazed door to rear garden. Two double glazed 'Velux' window. Inset ceiling spotlighting. Built in seated storage.

First Floor

Landing

Split level. Radiator. Picture rail.

Bedroom One

4.60m x 4.45m (15'1 x 14'7)

Double glazed bay window to front with plantation shutters. Further double glazed window with plantation shutters. Feature tall radiator. Built in walk in wardrobe with hanging rails, drawers and built in to alcove shelved cupboard.

Bedroom Two

3.66m x 2.87m (12 x 9'5)

Double glazed window with plantation shutters. Feature radiator. Picture rail.

Bedroom Three

3.53m max x 2.92m (11'7 max x 9'7)

Double glazed window overlooking rear garden. Feature radiator. access hatch to loft.

Bathroom

White suite comprising: panelled bath with mixer tap and tiled surround. Shower with wall mounted control controls. Vanity unit with wash hand basin, mixer tap and storage below. Close coupled WC. Ladder style towel radiator.

Double glazed window. Shaving socket. Extract fan.

Second Floor

Landing

Double glazed window with distant views of the south Downs.

Bedroom Four

3.23m x 3.15m (10'7 x 10'4)

Two double glazed Velux windows. Radiator. Access to eve storage via hatch. Door to:

Ensuite

White suite comprising step in shower tray with glazed shower screen, wall mounted controls, overhead shower and separate handheld attachment. Vanity unit having washed hand basin, mixer tap and cupboard below. Close coupled WC. Double glazed Velux window. Extractor fan. Inset ceiling spotlighting.

Bedroom Five

3.07m x 2.24m (10'1 x 7'4)

Double glazed window with distant views of the south Downs. Radiator.

Externally

Front Garden

Paved for ease and maintenance. Borders of shrubs and plants. Formal wall to front and side.

Rear Garden

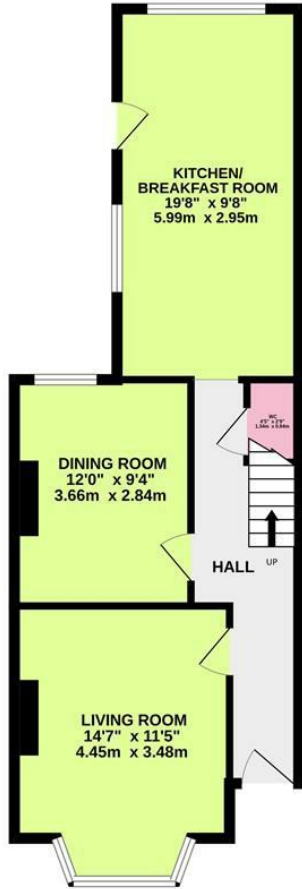
Paved for ease maintenance. Borders of shrubs and bushes. Access via side gate.



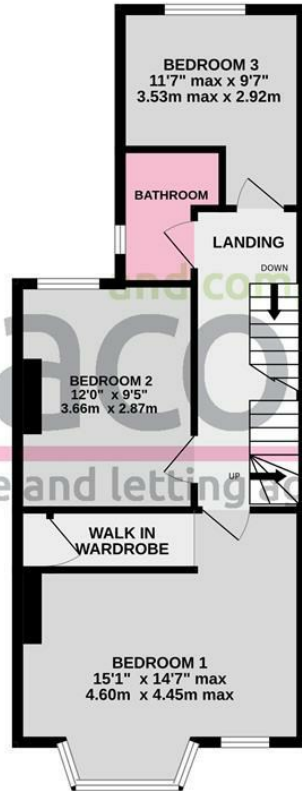




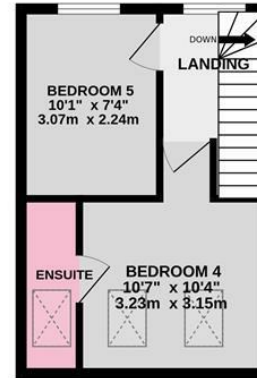
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1399sq.ft. (130.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 confirm their condition or working order.



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