



1 Gorse Avenue, Worthing, BN14 9PG  
Guide Price £650,000

and company  
**bacon**  
Estate and letting agents





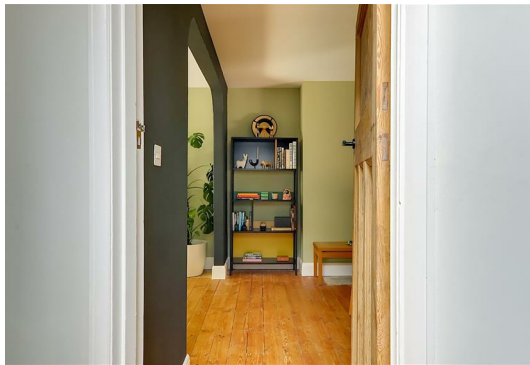
We are delighted to offer for sale this extremely well presented & extended semi-detached family home positioned in this quiet Broadwater location close to local amenities & Broadwater Green.

In brief the property comprises of a spacious & bright entrance hallway, an open plan lounge / dining room dual aspect full length of the property, there is a modern fitted kitchen breakfast room with direct access to the rear garden having sky lanterns for extra light, a ground floor cloakroom, the garage conversion completes the ground floor accomodation, on the first floor you have three double bedrooms, one of which benefits from a potential dressing room / walk in wardrobe area, a modern fitted family bathroom with both shower & separate bath, & a separate first floor WC.

Externally you have both front & rear gardens - front garden is mainly laid to lawn but offers off street parking for 3 plus vehicles also having various mature borders, the West aspect rear garden has a large patio area stepping onto lawned area with various mature shrub, tree & plant borders, there is a timber built log cabin to the rear of the garden which has an integrated Sauna facility.

- Three Bedrooms
- Semi-Detached House
- Extended Modern Kitchen
- 28ft Lounge/Diner
- West Facing Rear Garden
- Garage
- Off Road Parking
- Double Glazed Windows
- Gas Fired Central Heating









#### Entrance Porch

2.74m x 0.91m (9'7" x 3'7")

Part glazed with door to:

#### Entrance Hall

4.88m x 1.83m (16'1" x 6'8")

Column Radiator, understairs storage cupboard, stripped & painted floorboards, stairs to first floor, textured & cover ceiling.

#### Lounge / Dining Room

8.79 x 3.86 NAR 3.45 (28'10" x 12'8" NAR 11'4")

Double glazed window, two radiators, wooden floor boards, feature fireplace with gas coal effect fire, television point, double glazed sliding doors leading to rear garden, skimmed ceilings.

#### Ground Floor WC

Low flush WC, wash hand basin with tiled splashback, stripped & painted wooden floor, skimmed ceiling, spotlights.

#### Extended Modern Fitted Kitchen

4.37 x 4.11 (14'4" x 13'6")

Solid wooden floor, double glazed door to rear garden, solid Diespeker Terrazzo worksurfaces with cupboards below & matching eye level cupboards with a Matt finish, inset two bowl sink unit with mixer tap, matching integrated fridge freezer & dishwasher, fitted eye level double oven, integrated induction hob with extractor fan over, two skylight windows, skimmed ceiling with spotlights.

#### Office / Bedroom Four

Carpeted floor, various power points, fitted skylight, radiator.

#### First Floor Landing

3.05m x 2.44m (10'3" x 8'6")

Double glazed window, access to loft space with drop down ladder, stripped & painted floorboards.

#### Bedroom One

4.06 x 3.71 (13'4" x 12'2")

Double glazed window, radiator, picture rail.

#### Bedroom Two

3.66 x 3.35 (12'0" x 11'0")

Double glazed window, column radiator, stripped & painted wooden floor, various power points.

#### Bedroom Three

3.81 x 2.59 (12'6" x 8'6")

Double glazed window, radiator, built in wardrobe with hanging space, stripped wooden floor, skimmed ceiling, Walk in dressing area - measuring 8'4" X 8'

#### Family Bathroom

3.05m x 1.83m (10'6" x 6'11")

Tiled flooring, panel enclosed bath with mixer tap, contemporary hand wash basin with mixer tap, separate shower cubicle having at integrated shower being fully tiled, part tiled walls, double glazed window, opening skylight with automatic rain detection, skimmed ceiling with spotlights.

#### Separate WC

1.22m x 0.61m (4'7" x 2'10")

Low flush WC, double glazed window, tiled flooring, skimmed ceiling.

#### Outside

##### Front Garden

Mainly laid to off street parking for approximately three plus vehicles, various mature shrub, tree & plant borders, lawned area.

##### West Aspect Rear Garden

Patio area stepping onto large lawned area having various mature shrub, tree & plant borders, timber built storage shed, various vegetable planters.

##### Garage

Power and light. Metal up and over door, provision for washing machine, space for separate fridge freezer.

##### Timber Built Outbuilding / Sauna

Having power & lighting, felt roof, integrated sauna facility.









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) <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>		
Not energy efficient - higher running costs		
<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 confirm their condition or working order.

