



27 Rackham Road, Worthing, BN13 1LL  
Guide Price £375,000

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Two double bedroom semi detached bungalow with off road parking and west facing rear garden located in the favoured Tarring area. Briefly the accommodation comprises; entrance porch, hallway, extended lounge/dining room, kitchen, two double bedrooms and shower room/wc. Externally the property has private, front, side and rear garden as well as off road parking for two vehicles. Further benefits included double glazing and gas central heating.

- Semi Detached Bungalow
- Two Double Bedrooms
- Extended Lounge/Dining Room
- Modern Kitchen & Shower Room/Wc
- West Facing Garden
- Corner Plot
- Driveway
- Front and Side Gardens





### Entrance Porch

Double glazed lead lined door to:

### Entrance Hall

Access hatch to loft. Inset ceiling spotlighting. Electrical consumer unit. Recessed storage cupboard.

### Lounge/Dining Room

7.82m x 3.48m (25'8 x 11'5)  
Double glazed French doors leading to garden. Double glazed window to side. Two radiators. Gas fireplace.

### Kitchen

3.63m x 3.58m (11'11 x 11'9)  
Square edge works surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. Four ring 'Neff' gas hob with concealed extractor fan over. Fitted 'Neff' fan oven. Integrated 'Neff' dishwasher and washing machine. Space for tall fridge/freezer. Excellent range of units including cupboards, drawers and eye level wall units. Wall mounted 'Worcester' combination boiler supplying gas

central heating and hot water. Inset ceiling spotlighting. Dual aspect. Two double glazed windows. Radiator. Double glazed door to garden.

### Bedroom One

3.73m x 3.48m (12'3 x 11'5)  
Double glazed window. Radiator. Levelled and coved ceiling.

### Bedroom Two

3.56m x 2.79m (11'8 x 9'2)  
Dual aspect. Two double glazed window. Radiator. Levelled and coved ceiling.

### Shower Room/WC

Fully tiled walls and floor. Step in shower tray with glazed surround, overhead rainfall shower, separate handheld attachment and wall mounted controls. Vanity unit comprising wash hand basin and mixer tap with cupboard space below and concealed cistern WC. Towel radiator. Two double glazed windows. Inset ceiling spotlighting. Extractor fan.

### Outside

#### West Facing Rear Garden

Paved patio area. Majority being laid to lawn. 6 foot fence around. Access to front via side gate. Electrical power socket.

#### Driveway

Block paved for ease and low maintenance. Off-road parking for two vehicles.

#### Front and Side Garden

Majority being laid to lawn. Borders of small trees, bushes and shrubs. Formal wall surround.

#### Council Tax Band and Tenure

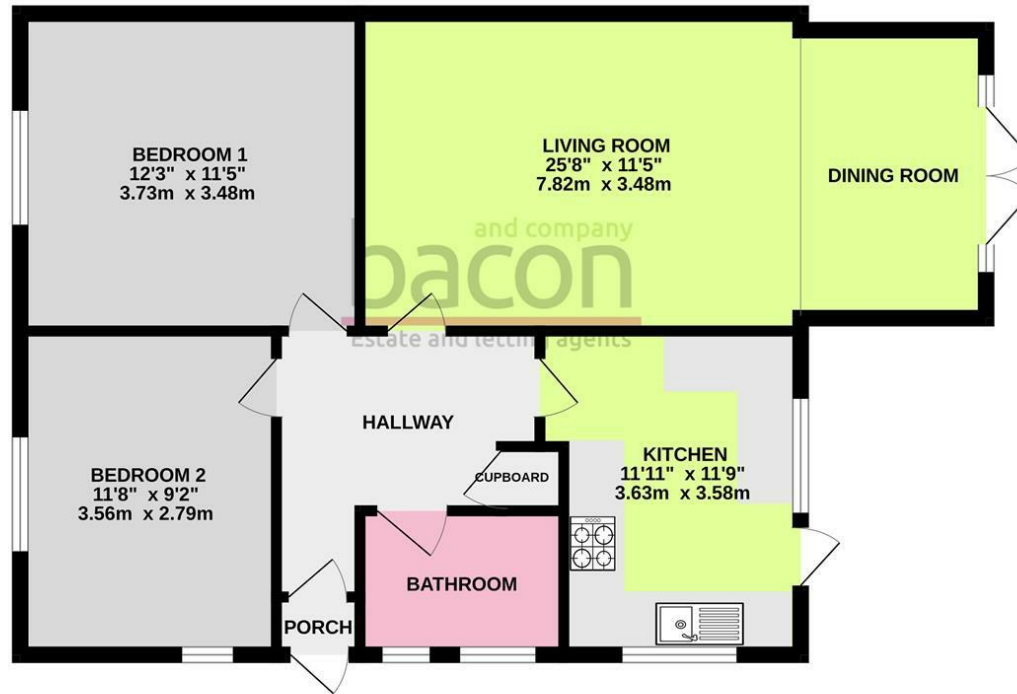
Council tax band: Band C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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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