



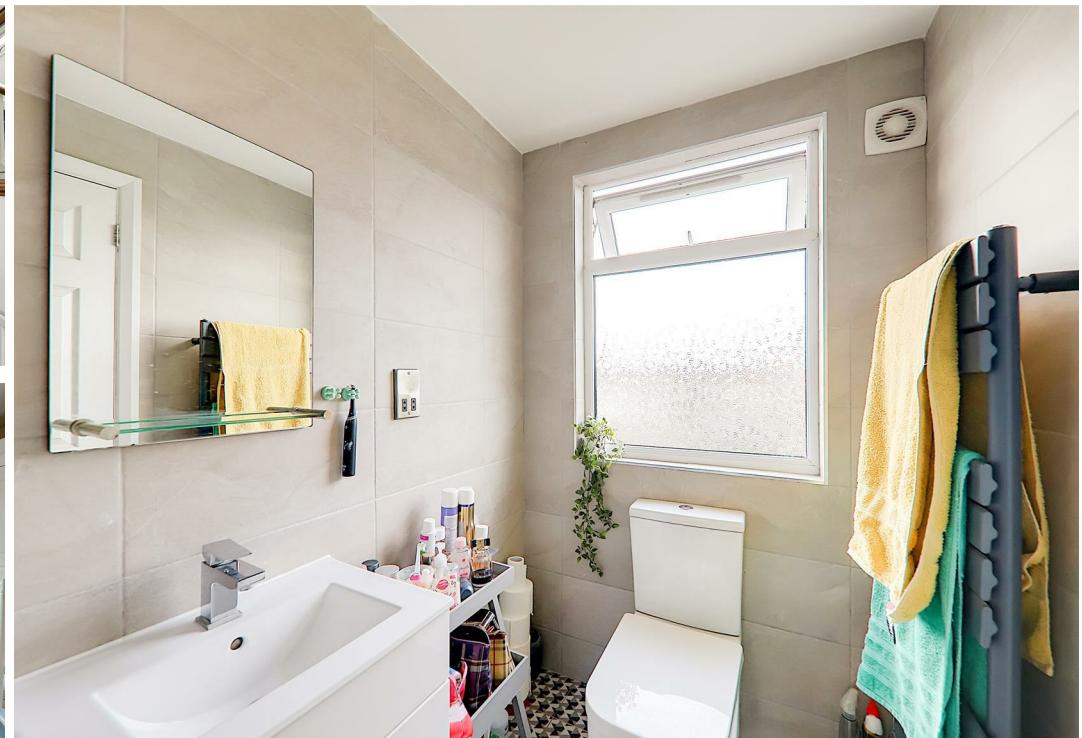
41 Cissbury Road, Worthing, BN14 9LF  
Guide Price £600,000

and company  
**bacon**  
Estate and letting agents



A five bedroom, two bathroom, semi detached family home benefitting from West facing rear garden, parking and garage for sale in the popular Cissbury Road, Broadwater. Briefly the accommodation comprises: GROUND FLOOR: entrance hall, living room, open plan kitchen/dining room, cloakroom, FIRST FLOOR: landing, three bedrooms and family bathroom/wc. SECOND FLOOR: Two bedrooms with main bedroom benefitting from ensuite. Externally there is a 90ft West facing rear garden, garage with power and light and front garden with off street parking and driveway. Further benefits include gas central heating and double glazing. The property is within close proximity to local schools, shops, amenities and local transport connections.

- Semi Detached House
- Five Bedrooms
- Bathroom and Ensuite
- Ground Floor WC
- West Facing Rear Garden
- Garage
- Parking
- Open Plan Kitchen/Diner
- Driveway
- Close to Local Schools and Shops





## GROUND FLOOR

Composite front door to:

### Entrance Hall

Two double glazed windows to front and side. Radiator. Understairs storage cupboard. Stairs to first floor.

### Cloakroom

Close coupled WC. Wall mounted wash hand basin with mixer tap. Double glazed window.

### Living Room

4.32m into bay x 3.58m (14'2 into bay x 11'9)  
Double glazed bay window to front. Radiator.

### Modern Kitchen/Dining Room

5.72m x 4.78m (18'9 x 15'8)

Oak work surface having inset composite single draining sink with mixer tap and draining board. Five ring gas hob with extractor chimney over. 'Bosch' fitted double oven. Integrated fridge/freezer, washing machine and 'Bosch' dishwasher. Matching range of cupboards, drawers and eye level wall units. Cupboard housing 'Worcester' combination boiler supplying gas central heating and hot water. Under cabinet LED lighting. Tiled splash back surround.

Double glazed window. Double glazed French doors to rear garden. Wood burning stove with hearth in front and surround. Radiator. Picture rail.

## FIRST FLOOR

### Landing

Double glazed window to side. Stair to 2nd floor and ground floor. Picture rail.

### Bedroom Two

3.84m x 3.71m (12'7 x 12'2)  
Double glazed window overlooking rear garden. Radiator.

### Bedroom Three

4.01m x 3.38m (13'2 x 11'1)  
Double glazed window to front. Radiator.

### Bedroom Five

2.51m x 2.34m (8'3 x 7'8)  
Double glazed windows to front. Radiator.

### Bathroom/wc

White suite comprising panelled bath with glazed shower screen, mixer tap and electric triton shower. Pedestal wash hand basin with mixer tap. Close coupled WC. Towel radiator. Shelved linen cupboard. Inset ceiling spot lighting. Two double glazed windows.

## SECOND FLOOR

### Landing

Double glazed window to side. Doors to bedrooms.

### Bedroom One

3.76m x 3.58m (12'4 x 11'9)  
Double glazed window overlooking rear garden. Radiator. Door to:

### Ensuite

Walk in shower tray with glazed screen, wall mounted controls, and overhead rainfall shower. Vanity unit having wash hand basin and mixer tap with cupboard below. Close coupled WC. Double glazed window. Extractor fan. Ladder style towel radiator. Shaving socket.

### Bedroom Four

5.23m narrowing to 4.04m x 2.36m (17'2 narrowing to 13'3 x 7'9)  
Two double glazed Velux windows. Radiator. Access to Eve storage.

## OUTSIDE

### West Facing Rear Garden

Hardstanding patio area with space for tables and chairs also leading to Garage. The majority being laid to lawn. Further shingle area. Six foot fence surround. Borders of mature trees shrubs and bushes. Access to front via side gate. Outside water tap.

### Garage

4.95m x 2.67m (16'3 x 8'9)  
Double opening doors. Power and light. Glazed windows. Boarded storage area into pitch.

### Front Garden

Area of lawn. formal wall to front borders of shrubs and bushes

### Driveway

Shingled with parking for up to 2 vehicles





TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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<br>(92 plus) A |         |           |
| (81-91) B  |         |           |
| (69-80) C  | 72      | 78        |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs                |         |           |
| EU Directive 2002/91/EC                                    |         |           |
| England & Wales  |         |           |

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.

