



13 Gannon Road, Worthing, BN11 2DT  
Guide Price £650,000



We are delighted to offer for sale this well presented four bedroom semi-detached family position in this popular location in the heart of Worthing, having the added benefit of a west aspect rear garden & off street parking for two vehicles.

In brief the property consists of three spacious reception rooms on the ground floor, a modern fitted kitchen with space for appliances & a separate ground floor cloakroom, the garden room opens out onto a west aspect rear garden, on the first floor you have four spacious bedrooms & a family bathroom as well as a useful loft space for storage or potentially conversion (STNPC).

Call now to arrange your viewing!

- Semi-Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Ground Floor WC
- West Aspect Rear Garden
- Off Street Parking
- Popular Worthing Location
- Central Heated & Double Glazed Throughout
- Great School Catchment Area





#### Entrance Hallway

4.95m x 1.88m (16'3 x 6'2)

Composite front door, carpeted floor, stairs to first floor landing, access to understairs storage space housing gas & electric meters, single radiator, textured ceiling.

#### Separate Lounge

4.47m x 4.32m (14'8 x 14'2)

Carpeted floor, two radiators, various power points, PVCU double glazed bay window, skimmed ceiling.

#### Dining Room / Sitting Room

3.84m x 3.61m (12'7 x 11'10)

Carpeted floor, television point, various power points, single radiator, four wall mounted light fittings, textured ceiling with coving, sliding doors leading out into garden room.

#### Fitted Kitchen

4.83m x 2.54m (15'10 x 8'4)

LVT flooring, square edge laminate work surfaces with cupboards below having matching eye level cupboards, space for fridge freezer, integrated eye level double oven & microwave oven, inset four ring gas burning hob with extractor fan above, inset porcelain sink unit with mixer tap & single drainer, single radiator, PVCU double glazed obscured glass window, space for dining table & chairs, matching integrated cupboard housing Worcester combination boiler, matching integrated bin cupboard, dishwasher & washing machine, skimmed ceiling with spotlights.

#### Ground Floor WC

1.07m x 0.94m (3'6 x 3'1)

LVT flooring, low flush WC, hand wash basin with mixer tap, PVCU double glazed window.

#### Garden Room / Orangery

4.24m x 3.73m (13'11 x 12'3)

Carpeted floor, two radiators, various power points, blue glass roof, PVCU double glazed windows, PVCU double glazed door leading out into rear garden.

#### First Floor Landing

4.52m x 0.99m (14'10 x 3'3)

Carpeted floor, two stained glass windows, loft hatch access with drop down ladder, textured ceiling, smoke detector.

#### Bedroom One

4.55m x 3.91m (14'11 x 12'10)

Carpeted floor, single radiator, PVCU double glazed window, fitted shower cubicle having an integrated electric shower, hand wash basin with hot & cold tap, fitted wardrobe with various hanging rails & shelving, various power points, textured ceiling with coving.

#### Bedroom Two

3.81m x 3.61m (12'6 x 11'10)

Carpeted floor, single radiator, various power points, PVCU double glazed window, textured & coved ceiling, fitted triple wardrobe with various hanging rails & shelving, fitted desk space.

#### Bedroom Three

3.94m x 2.29m (12'11 x 7'6)

Carpeted floor, various power points, PVCU double glazed window, textured & coved ceiling.

#### Bedroom Four

8'5 x 8 (26'2" x 26'2")

Carpeted floor, single radiator, picture rail, PVCU double glazed window, fitted storage cupboards, skimmed ceiling.

#### Family Bathroom

2.41m x 1.83m (7'11 x 6)

Vinyl flooring, low flush WC, hand wash basin with mixer tap & vanity unit below, panel enclosed bath with power shower over, wall mounted de-misting mirror, chrome ladder style heated towel rail, fitted storage unit with various cupboards & drawers, PVCU double glazed obscured glass window, textured & coved ceiling.

#### Externally

##### Front Garden

Mainly laid to block paving offering off street parking for approximately two vehicles having various flower & shrub borders, fence enclosed.

##### Private West Aspect Rear Garden

Patio area stepping onto large lawned area having various shrub, tree & plant borders, timber built storage shed, timber built summer house, fence enclosed, outside tap.

##### Council Tax

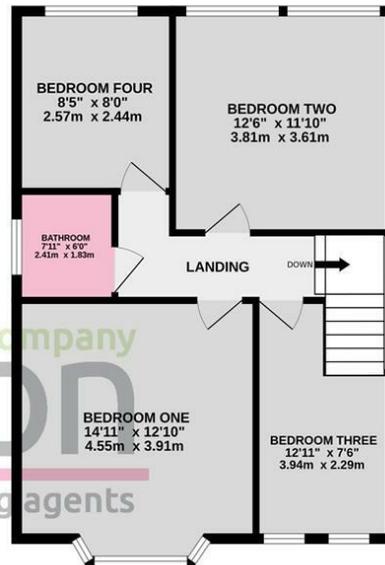
Band E



GROUND FLOOR



FIRST 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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Estate and letting agents

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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