



3 Evelyn Road, Worthing, BN14 8AY

Guide Price £525,000

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Nestled on the charming Evelyn Road in Worthing, this extended semi-detached family home presents an excellent opportunity for those seeking a comfortable and well-maintained residence. Boasting three spacious bedrooms, this property is ideal for families or those looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

The home features a beautifully maintained front garden, enhancing its curb appeal and providing a delightful outdoor space. One of the standout attributes of this property is its location; it is situated within a great school catchment area, making it an attractive choice for families with children. Additionally, the proximity to Worthing town centre ensures that residents have easy access to a variety of shops, restaurants, and local amenities.

- No On Going Chain
- Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen / Breakfast Room
- Beautifully Maintained Front & Rear Gardens
- Off Street Parking & Garage
- Popular Location
- Great School Catchment Area
- Close To Worthing Town Centre & Local Amenities





Entrance Hallway

4.57m x 2.21m (15 x 7'3)

Double glazed front door, carpeted floor, single radiator, stairs to first floor landing, access to understairs storage cupboard, smoke detector.

Separate Lounge

3.99m x 3.94m (13'1 x 12'11)

Carpeted floor, single radiator, PVCU double glazed bay window, various power points, textured ceiling.

Open Plan Lounge / Diner

6.68m x 3.48m (21'11 x 11'5)

Carpeted floor, two radiators, television point, various power points, two wall mounted light fittings, textured ceiling, double glazed doors leading out onto rear garden.

Extended Kitchen / Breakfast Room

5.72m x 3.20m (18'9 x 10'6)

Vinyl floor, single radiator, access to understairs storage cupboard, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for washing machine, space for fridge freezer, space for oven, floor standing Potterton boiler, two double glazed windows, textured & coved ceiling, double glazed door leading out to side access.



First Floor Landing

4.65m x 1.80m (15'3 x 5'11)

Carpeted floor, double glazed window, loft hatch access, textured ceiling.

Master Bedroom

3.99m x 3.91m (13'1 x 12'10)

Carpeted floor, single radiator, PVCU double glazed bay window, textured ceiling, various power points, fitted wardrobes with hanging rails and shelving.

Bedroom Two

4.04m x 3.51m (13'3 x 11'6)

Carpeted floor, single radiator, double glazed window, two fitted wardrobes with hanging rails and shelving, various power points, textured ceiling.

Bedroom Three

2.39m x 2.21m (7'10 x 7'3)

Carpeted floor, single radiator, PVCU double glazed window, various power points, textured ceiling.

Bathroom

2.51m x 1.91m (8'3 x 6'3)

Vinyl floor, panel enclosed bath with hot & cold tap, pedestal hand wash basin with hot & cold tap, wall mounted vanity



unit with mirrored front, PVCU double glazed obscured glass window, single radiator, textured ceiling, access to airing cupboard housing factory lagged hot water cylinder and various slatted shelving units.

Separate WC

1.75m x 1.02m (5'9 x 3'4)

Carpeted floor, low flush WC, PVCU double glazed obscured glass window, textured ceiling

Externally

Front Garden

Mainly laid to paving offering off street parking, with various well maintained flower & shrub borders, gated driveway & dwarf wall enclosed, side access offering further off street parking.

Rear Garden

Patio area stepping onto large lawned area having various well maintained flower and shrub borders, fence and wall enclosed, outside workshop area with power and lighting and shelving, outside toilet with low flush WC, hand wash basin with hot and cold tap.

Garage

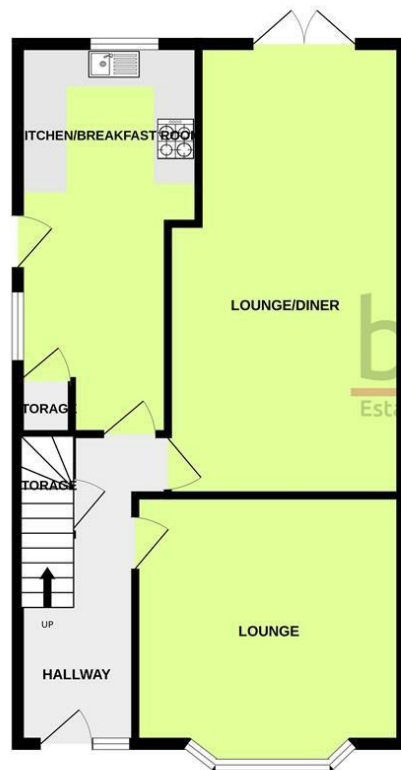
Having an up & over door, power & lighting and various recessed shelving units.

Council Tax

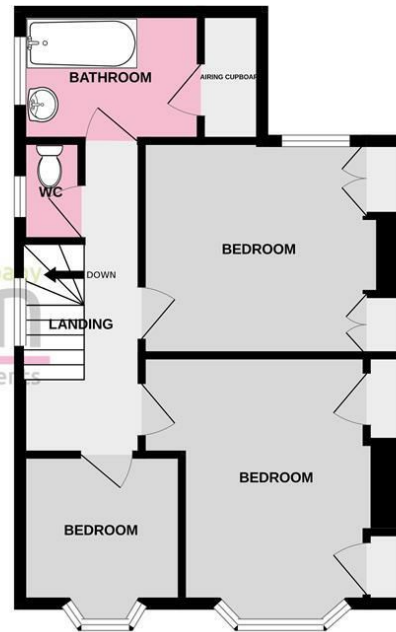
Band D



GROUND FLOOR




1ST 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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		27
(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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