



3 Fletcher Road, Worthing, BN14 8EX
Guide Price £375,000

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A well presented three bedroom terraced family home located in popular Broadwater being sold with no onward chain. The accommodation briefly comprises: entrance hall, living room, dining room and separate kitchen. The first floor there are three bedrooms and bathroom/Wc. Externally there are well maintained front and rear gardens. The property is ideally situated within close proximity of local shops, school catchment, various travel links and amenities.

- CHAIN FREE
- Three Bedroom
- Terraced Family Home
- Front and Rear Gardens
- Two Reception Room
- Seperate Kitchen
- Shower Room/wc
- Popular Location
- Close to Local Schools, Shops and Amenties
- EPC Rating C





Entrance Hall

UPVC front door and double glazed window .Understairs storage cupboard.

Living Room

3.89m x 3.58m (12'9 x 11'9)

Double glazed bay window to front. Radiator. Picture rail. Opening to:

Dining Room

3.51m x 3.12m (11'6 x 10'3)

Double glazed French doors with direct access to rear garden. Radiator. Picture rail. Opening to:

Kitchen

3.48m x 2.24m (11'5 x 7'4)

Roll edge work surface having inset single drainer stainless steel sink with swan neck mixer tap and draining board. Four ring hob with concealed extractor cooker hood. Fitted 'Neff ' Double oven with grill. Integrated 'Hotpoint' slimline dishwasher. Space and plumbing for washing machine. Integrated tall fridge/freezer. Excellent range of matching cupboard drawers and eyelevel wall units. Tiled splash back surround. Double glazed window and door to:



Stairs from entrance hall to:

Landing

Access hatch to loft.

Bedroom One

4.11m x 3.53m (13'6 x 11'7)

Double glazed window to front. Radiator. Picture rail.

Bedroom Two

3.53m x 3.53m (11'7 x 11'7)

Double glazed window overlooking rear garden. Radiator. Picture rail. Recessed storage cupboard with shelving and hanging rail.

Bedroom Three

3.05m x 2.29m (10' x 7'6)

Double glazed window to front. Radiator.

Shower Room/wc

Fully tiled walls and floor. Step in shower tray with glazed screen and electric 'Aqualiser' wall mounted controls and overhead shower. Pedestal wash hand basin with mixer tap. Close coupled WC. Mirrored medicine cabinet. Radiator. Double glazed window. Recess storage cupboard with shelving.



Outside

Rear Garden

Decked patio area with the remainder being laid to lawn. Timber built shed. Border of mature, plants small trees and bushes. Access via rear gate. Outside tap and electrical socket.

Front Garden

Laid to lawn. Path to front door. Formal wall. Borders of mature bushes and shrubs.

Council Tax Band and Tenure

Tenure: Freehold

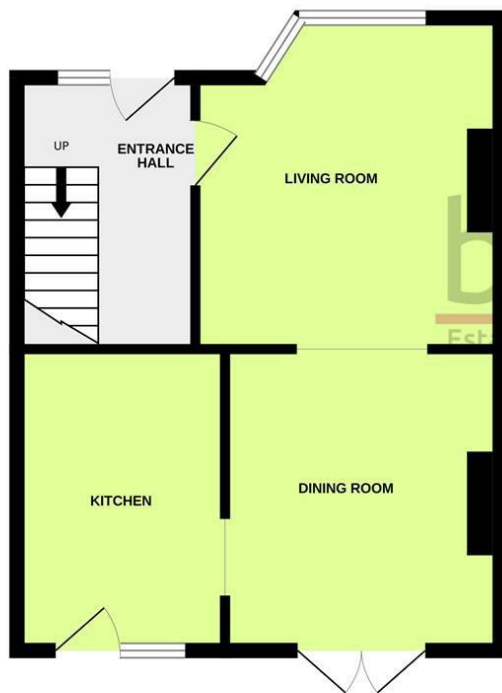
Council tax band: Band C

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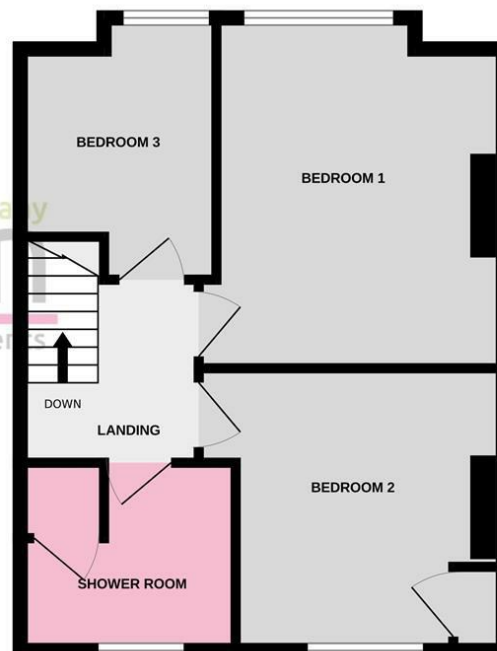
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(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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