28 Hadley Avenue, Worthing, BN14 9HB

Guide Price £425,000

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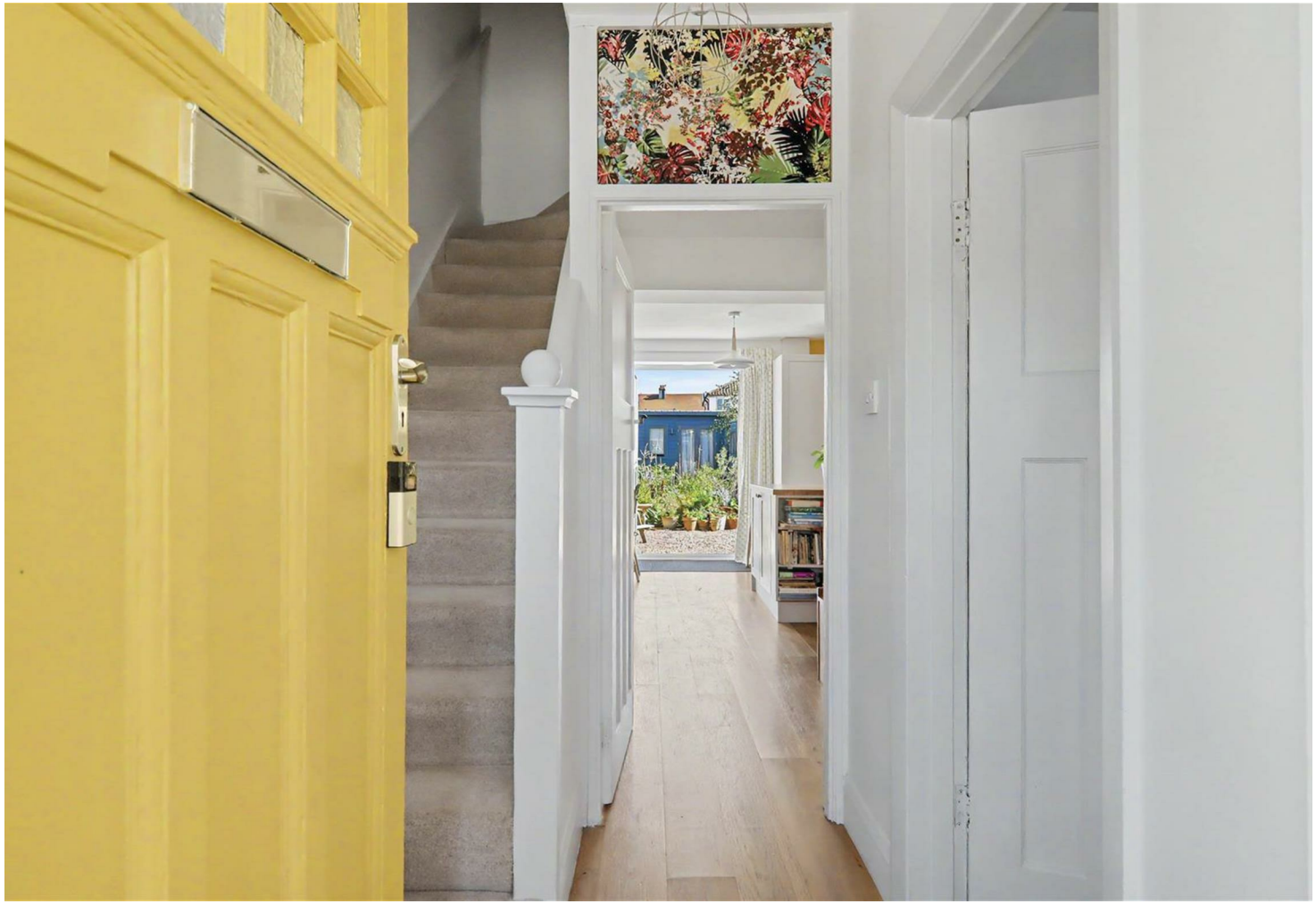

A three bedroom extended semi detached family home benefiting from driveway and home office/studio in rear garden. Briefly the accommodation comprises: porch, entrance hall, living room, open plan kitchen/dining room, ground floor wc, landing, three bedrooms and bathroom/wc. Externally there is rear garden with home office and driveway to front with parking for two vehicles. CHAIN FREE.

The property is in this popular location of Broadwater being close to Lyons Farm retail park, short walk to the South Downs and easy access to the A27, Train links to London and Brighton, buses to hospital and seafront with cafes, restaurants and shops.

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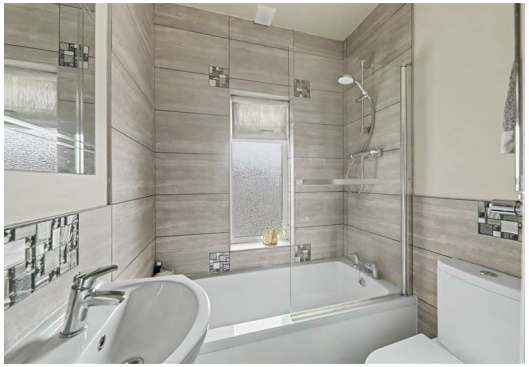
- Semi Detached House
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Rear Garden and Home Office/Studio
- Driveway with parking for two vehicles
- Bay Front Living Room
- Close to local parks, schools and Amenties
- Walking distance to Lyons Farm and South Downs
- Easy Access to A27
- Seafront within two miles

USA
Billy Bragg



Porch
Original glazed wood door leading into:

Entrance Hall
Radiator.

Living Room
Double glazed bay window to front. Radiator. Built in shelving. Currently arranged as a library/office.

Kitchen/Dining Room
Solid wood bespoke shaker style kitchen with square edge oak work surface having inset dual bowl stainless steel sink with mixer tap and draining board. Space for four ring electric cooker with extractor cooker hood over. Space for fridge freezer. Matching range of cupboards and drawers. Cupboard housing wall mounted 'Baxi' combination boiler supplying gas central heating and hot water. Kitchen island with square edge oak worksurface and cupboard for storage below. Space and plumbing for washing machine. Understairs storage cupboard housing electric and gas meters and water stopcock.

Radiator. Double glazed window. Double glazed French doors leading to rear garden.

Ground Floor WC
Close coupled wc. Wall mounted sink with mixer tap. Double glazed window. Extractor fan.

Stairs from entrance hall to

Landing
Access to loft space via hatch which comprises insulation, boarding and telescopic pull down ladder. Recessed storage cupboard with shelving over bulkhead.

Bedroom One
West facing double glazed window to front. Radiator.

Bedroom Two
Double glazed window overlooking rear garden. Radiator.

Bedroom Three
Double glazed window overlooking rear garden. Radiator.

Bathroom/wc
White suite comprising panelled bath with mixer tap. Wall mounted shower controls with attachment. Glazed shower screen. Vanity unit with wash hand basin, mixer tap, and cupboard below. Close coupled WC. Ladder style towel radiator. Extractor fan. Double glazed window.

Outside

Rear Garden
Area of shingle with space for outdoor furniture. Paved walkway to home office/studio. Timber built shed. Timber built play house. 6 foot fence surround. Various fruit trees to the border with flower and vegetable garden. Access to front via side gate and sideway. Outdoor water tap and electric socket.

Home Office/Studio
4.01m x 2.77m (13'2 x 9'1)
Timber built. Power and LED strip lighting. Two double glazed windows. Double glazed French doors. Rubber slate roof. Thermostatically controlled electric heater. Internet cable supplied from the router.

Driveway
Hardstanding with border of wildflowers. Space for two vehicles.

Required Information.
Council tax band: TBC

Draft version: 1

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

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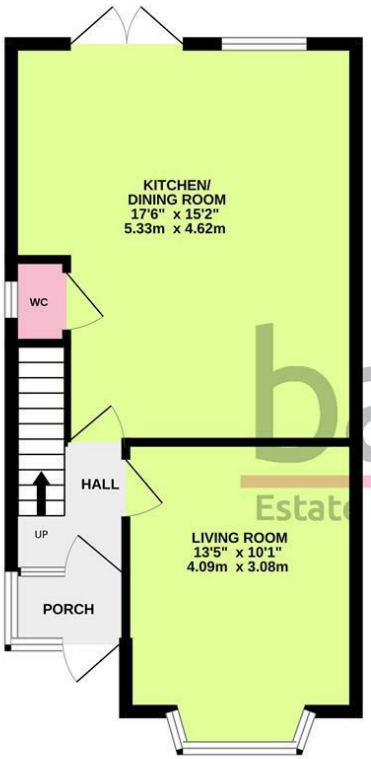
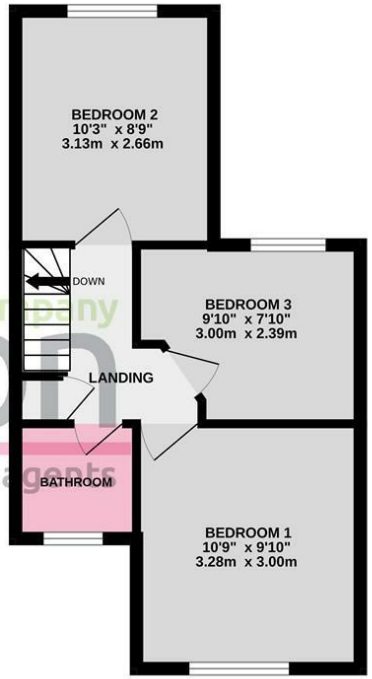
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 807sq.ft. (75.0 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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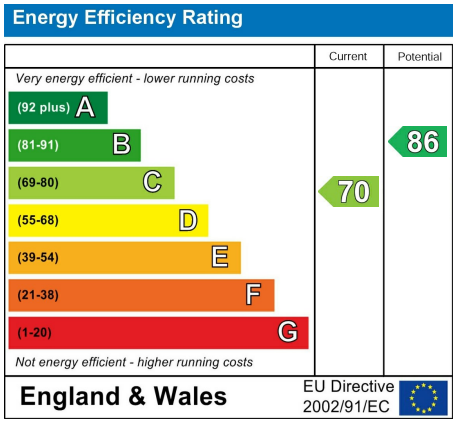

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000
broadwater@baconandco.co.uk

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