



80 Castle Road, Worthing, BN13 1DQ
Price £335,000

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A totally refurbished and modernised terraced family house with accommodation including entrance hall, lounge, kitchen/breakfast room, dining room/conservatory overlooking the garden, landing, three bedrooms and a family bathroom/WC. Externally, the property has a lovely south facing rear garden and a private driveway to garage. The property has been re-plastered throughout, has a new heating system and all plumbing and electrics are new. The kitchen and bathroom /WC are new and the house has a new roof with all new timbers. The property is offered with vacant possession.

- Completely Refurbished Family home
- New Roof, Kitchen and Bathroom/WC
- New Heating, New Plumbing and Electrics
- Lounge, Dining Room and Kitchen/Breakfast Room
- Three Bedrooms
- South Facing Rear Garden
- Driveway and Garage
- Vacant Possession





Entrance

New part glazed front door to:

Entrance Hall

Radiator, levelled ceiling with inset lighting, staircase to first floor.

Lounge

4.60m x 3.89m (15'1 x 12'9)

Levelled ceiling with inset lighting, radiator, understairs storage cupboard housing meters, door to:

Conservatory/Dining Room

3.96m x 2.31m (13'0 x 7'7)

Levelled ceiling with double glazed windows and French doors to and overlooking the rear garden, recessed storage cupboard.

Kitchen/Breakfast room

Excellent range of all new worktop surfaces with

cupboards and drawers under incorporating a single drainer sink unit, hob with extractor over and oven under, integrated washing machine and dishwasher, range of matching wall cupboards and part tiled walls, double glazed windows to front, levelled ceiling with inset lighting, space for fridge freezer, table and chairs.

First Floor Landing

Access to loft space, levelled ceiling with inset lighting

Bedroom 1

3.48m x 2.97m (11'5 x 9'9)

Double glazed window to front, recessed wardrobe housing gas fired boiler.

Bedroom 2

3.91m x 2.26m (12'10 x 7'5)

Double glazed window to rear, radiator.

Bedroom 3

3.15m x 2.26m (10'4 x 7'5)

Double glazed window, radiator.

Bathroom/WC

New suite comprising panelled bath with shower attachment and guard, pedestal wash hand basin, low level flush WC, tiled walls, heated towel rail, double glazed frosted window.

Rear Garden

The rear garden is of SOUTHERLY aspect and mainly laid to lawn, enclosed by fencing with pathways and patio area.

Front

Open plan front garden

Garage and Driveway

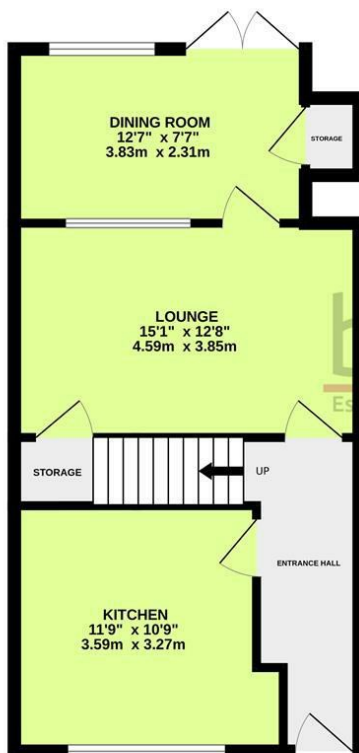
Private driveway with off road parking for 1 car to garage with up and over door.

Council Band

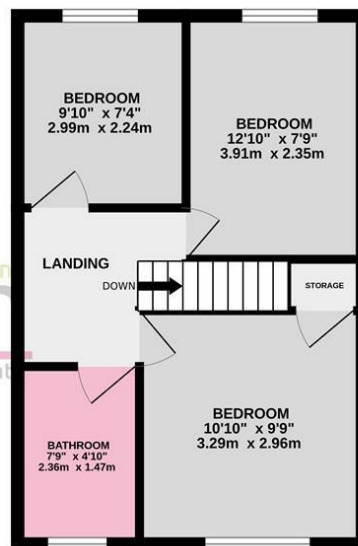
Band C



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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		85
(81-91) B		
(69-80) C	72	
(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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