



35 Sackville Crescent, Worthing, BN14 8BP  
Guide Price £345,000



**\*\*UNEXPECTEDLY RE-AVAILABLE\*\***

We are delighted to offer for sale this well presented TWO BEDROOM semi-detached home, with the added benefit of NO ON-GOING CHAIN, positioned in this POPULAR BROADWATER LOCATION.

In brief the property consists of a 29ft open plan lounge/diner, two bedrooms, fitted kitchen with space for appliances giving direct access to the rear garden, a modern fitted family bathroom completes the accommodation. Externally the property benefits from both front and rear gardens, front is mainly laid to off street parking with a private driveway leading to a brick built garage

- Chain Free
- Two Bedrooms
- Semi-Detached Family Home
- Fitted Kitchen & Bathroom
- Extended Garage With Power & Lighting
- Private Driveway
- Useable Loft Area
- 29ft Open Plan Lounge / Diner





### **Porch**

1.83m x 0.91m (6'5 x 3'8)

Private front door, tiled floor, double glazed window, radiator, further door to Entrance Hallway.

### **Entrance Hallway**

5.79m x 0.91m (19'2 x 3'4)

Vinyl flooring, radiator, wall mounted cupboard housing electric meter, wall mounted electric fuseboard, skimmed ceiling with spotlights, smoke detector.

### **Bedroom One**

3.05m x 2.13m (10'6 x 7'11)

Carpeted floor, radiator, various power points, double glazed window, skimmed ceiling.

### **Bedroom Two**

2.44m x 2.13m (8'7 x 7'11)

Carpeted floor, radiator, various power points, double glazed window, skimmed ceiling.

### **Shower Room**

2.44m x 1.52m (8 x 5'11)

Laminate flooring, low flush WC, hand wash basin with mixer tap & vanity unit below, fitted double width shower cubicle having a wall mounted electric shower, part tiled walls, double glazed window,

ladder style heated towel rail, wall mounted light fitting with shaving point attachment, skimmed ceiling.

### **Dual Aspect Kitchen**

3.35m x 2.74m (11'8 x 9'6)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, space for under counter fridge, matching integrated freezer, inset four ring gas hob with extractor fan above, fitted eye level double oven, inset porcelain sink unit with one & a half bowls & single drainer, various power points, radiator, wall mounted Baxi combination boiler, two double glazed windows, double glazed doors opening into rear garden.

### **Open Plan Lounge/Diner**

8.84m x 3.05m (29 x 10'3)

Carpeted flooring, various power points, television point, two radiators, wall mounted light fittings, double glazed window, double glazed double opening doors on to rear garden, skimmed ceiling with coving, stairs to:

### **First Floor Area**

Carpeted floor, skimmed ceiling, smoke detector, door to loft area

### **Loft Area One**

5.18m x 3.05m (17'2 x 10'6)

Carpeted floor, various power points, fitted wardrobes with a range of hanging rails & shelving, radiator, skimmed ceiling with spotlights, double glazed window, access into eaves storage space, pocket door through to loft area two.

### **Loft Area Two**

2.13m x 0.91m (7'7 x 3'2)

Vinyl flooring, low flush WC, hand wash basin with mixer tap & vanity unit below, fitted shower cubicle having a wall mounted electric shower, wall mounted mirror, ladder style heated towel rail, skimmed ceiling with spotlights, extractor fan.

### **Externally**

#### **Front Garden**

Laid to off street parking for approximately three plus vehicles, various flower borders, private driveway leading to Garage

#### **Garage**

Having an up & over door, power & lighting, various shelving units, window, wall mounted separate electric fuseboard.

#### **Rear Garden**

Patio area stepping down onto lawned area having various brick raised flower beds, fence & wall enclosed, gated side access, direct access into Garage.

#### **Council Tax**

Band D



GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 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) <b>A</b>                          |                            | <b>84</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>67</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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