



130 Pavilion Road, Worthing, BN14 7EL  
Guide Price £350,000

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A three bedroom bay front terraced family home offered for sale in the popular Pavilion Road, Broadwater. Briefly the accommodation comprises: entrance hall, living room, dining room, kitchen, utility room, landing, three bedrooms and bathroom/wc. Externally, there is a low maintenance rear garden and front garden. The property is within close proximity to local schools, shops amenities and transport connections such as Worthing and West Worthing mainline railways and bus routes. Further benefits include gas central heating and double glazing throughout. CHAIN FREE.

- CHAIN FREE
- Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Separate Utility Room
- Rear Garden
- Double Glazing and Gas Central Heating
- Close to Schools, Shops and amenities.
- Close to Worthing and West Worthing Railway.





### Entrance Hall

Double glazed front door. Radiator. Cornice decor.

### Living Room

4.32 x 3.25 (14'2" x 10'7")

Gas fire place with timber surround and stone hearth. Double glazed bay window to front. Radiator. Picture rail. Ceiling rose.

### Dining Room

3.56 x 3.46 (11'8" x 11'4")

Radiator. Double glazed window. Ceiling rose.

### Kitchen

3.54 x 2.77 (11'7" x 9'1")

Roll edge worksurface having inset one and a half bowl stainless steel sink with swan neck mixer tap and draining board. Fitted single fan oven. Four ring gas hob with extractor fan over. Space for undercounter fridge and freezer. Space for stools at breakfast bar. Matching range of cupboards, drawers and eye level wall units. Double glazed window to side. Inset ceiling spotlights. Understairs storage cupboard. Opening to:

### Utility Room

2.74 x 1.14 (8'11" x 3'8")

Wall mounted 'Baxi' combination boiler supplying gas central heating and hot water. Space and plumbing for washing machine. Double glazed window. Radiator. Inset ceiling spotlights. Double glazed UPVC door to garden.

Stairs from entrance hall to:

### Landing

Access via hatch to loft. Built in storage cupboard with shelving and hanging rail.

### Bedroom One

4.41 x 4.33 (14'5" x 14'2")

Double glazed bay window to front. Radiator.

### Bedroom Two

3.56 x 2.73 (11'8" x 8'11")

Double glazed window. Radiator

### Bedroom Three

2.77 x 2.27 (9'1" x 7'5")

Double glazed window overlooking rear garden.

### Bathroom/WC

White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen and tiled surround. Pedestal wash hand basin with separate taps and splash back. Concealed cistern wc. Extractor fan. Double glazed window. Radiator.

### Outside

#### Rear Garden

Walled surround. Paved for ease and maintenance. Access via rear gate. Outside tap.

#### Front Garden

Formal wall to front, Area of shingle. Paved pathway to front door.

### Tenure and council tax band

Tenure: Freehold

Council tax band: C

Draft version: 1

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



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 969sq.ft. (90.0 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</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 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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