



161 Dominion Road, Worthing, BN14 8LD
Guide Price £375,000

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A three bedroom end of terraced house located in the popular catchment area of Broadwater. The accommodation comprises of an enclosed entrance porch, reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom/w.c, loft, double garage, front and rear gardens.



- End Terrace House
- Three Bedrooms
- West Rear Garden
- Double Garage
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- D/Glazed Windows / Gas Heating
- No Onward Chain



Enclosed Entrance Porch

2.13m x 0.99m (7'0 x 3'3)

Accessed via an obscure glass double glazed front door. Obscure glass double glazed windows to three sides. Inner wood effect and part stained glass PVC door to reception hall.

Reception Hall

4.29m x 1.80m (14'1 x 5'11)

East aspect via an opaque double glazed window. Radiator. Central heating thermostat. Staircase to first floor landing with an understairs storage cupboard housing meters and light point.

Lounge

3.94 x 3.76 (12'11" x 12'4")

West aspect via double glazed windows and French doors to garden. Chimney breast having display alcove. Two radiators.

Dining Room

4.09 into bay x 29.31 (13'5" into bay x 12'10'10")

East aspect via a double glazed bay window. Chimney breast with display alcove and radiators to either side. Levelled ceiling.

Kitchen

4.06 x 1.93 (13'4" x 6'4")

Re-fitted suite comprising of a single drainer sink unit having mixer taps with storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over and fitted oven and grill below. Space for washing machine, dishwasher and upright fridge/freezer. Fitted breakfast bar. Radiator. Wall mounted 'Alpha' boiler. Wood effect flooring. Coved and textured ceiling. West aspect double glazed window and door to rear garden.

First Floor Landing

South aspect via an obscure glass double glazed window. Doors to all first floor rooms.

Bedroom One

4.55 into bay x 3.40 (14'11" into bay x 11'2")

East aspect via a double glazed bay window. Chimney breast with display alcove. Fitted bedroom wardrobes accessed via sliding doors. Radiator. Picture rail Levelled and coved ceiling.

Bedroom Two

3.61 x 3.43 (11'10" x 11'3")

West aspect via double glazed windows. Radiator. Dimmer switch. Levelled and coved ceiling.

Bedroom Three

2.62 x 2.34 (8'7" x 7'8")

East aspect via a double glazed window. Radiator. Levelled and coved ceiling.

Bathroom/W.C

2.54 x 2.31 (8'4" x 7'7")

White fitted suite comprising of a panelled bath having mixer tap with shower attachment. Step in double shower cubicle with shower unit. Circular wash hand basin having mixer tap and storage cupboards below. Push button w.c. Chrome ladder design radiator. Wood effect flooring. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window. Access to loft space.

Front Garden

With the majority of area being laid to shingle. Flower and shrubs. Pathway to front door. Side wooden gate to rear garden. Neighbouring homes have used this area to create an off street parking space/driveway. You would need to obtain permission from Worthing Borough Council, but hopefully the precedent has been set, should this be a favourable option for you.

Rear Garden

West facing and a further feature of this home. The first area of garden is paved to the rear and the width of the home offering ample space for garden table and chairs. Outside wall lights. The majority of garden is then laid to lawn with borders. Covered and raised wood decked patio area. Outside water tap. Door to double garage.

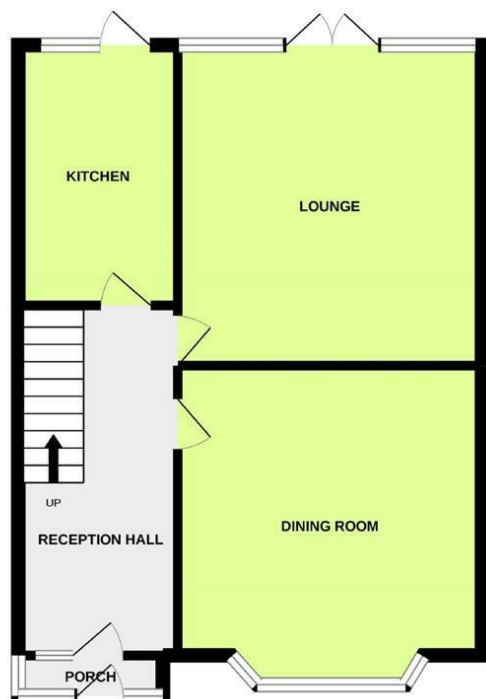
Double Garage

Situated to the very rear of the properties grounds and approached via rear vehicular service roads from either Sheridan Road or Congreve Road. Accessed via up and over door or wooden door. The garage has been partly partitioned to create to useable areas, such as workshop, gym, hobbies room etc and the garage does have power and light. Garage 1 - 23'0 x 12'9 / Garage 2 - 23'0 x 11'0

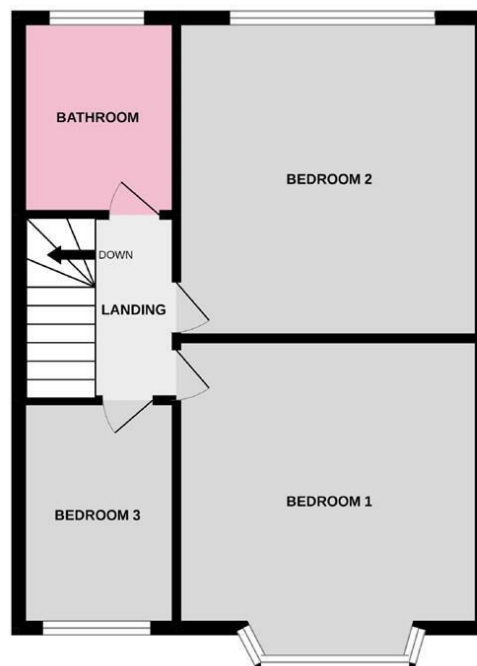
Council Tax

Council Tax Band C

GROUND FLOOR



1ST FLOOR



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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 65 | 80 |
| 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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