



35 Southfield Road, Worthing, BN14 9EH
Offers Over £350,000

and company
bacon
Estate and letting agents

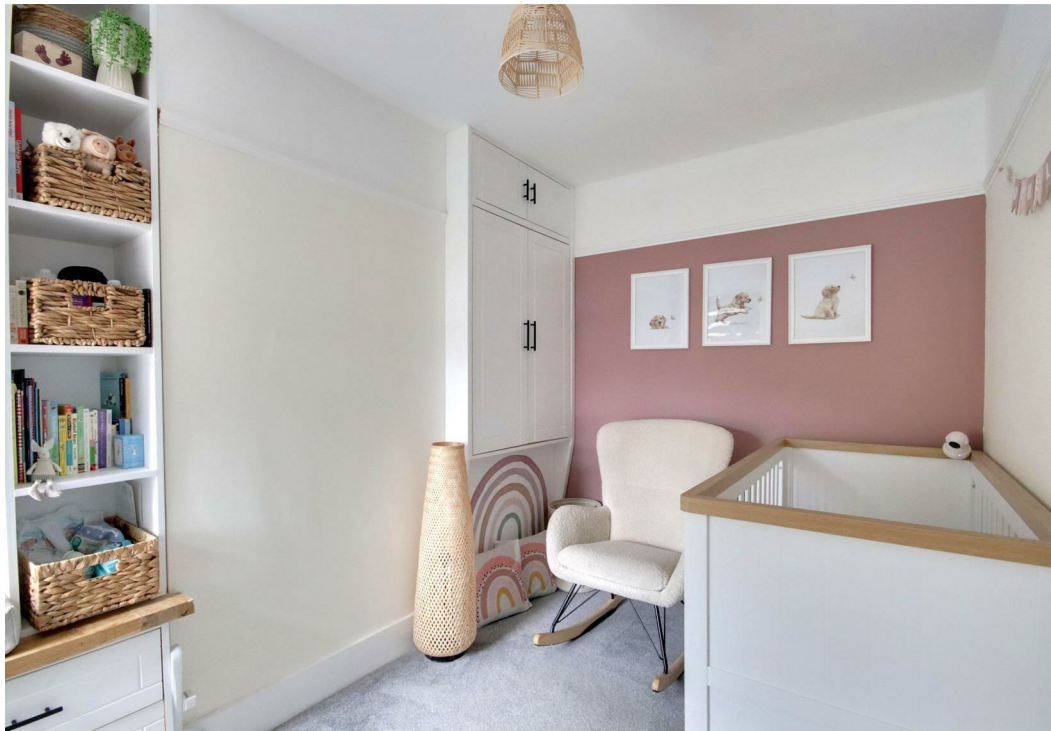


We are delighted to offer for sale this extremely well presented three bedroom mid terraced family home having undergone tasteful refurbishment throughout & being positioned in this popular Broadwater location close to local amenities.

In brief the property benefits from an open plan living space on the ground floor with a bay fronted lounge, to the rear of the property you have a modern fitted kitchen with solid wooden work surfaces & double opening doors to the rear garden, on the first floor you have two double bedrooms & a single bedroom or home office as it is currently set up for, there is also a modern fitted family bathroom & access into the loft for storage.

Externally you have both front & rear gardens, in the rear garden there is a outbuilding which benefits from power & lighting, a perfect hang out for those summer evenings in the sun.

- Beautiful Red Brick Period Home
- Three Bedrooms
- Open Plan Living Room
- Modern Fitted Kitchen
- Garden Room With Power & Lighting
- Modern Fitted Family Bathroom
- Central Broadwater Location
- Tastefully Refurbished Throughout





Entrance Hallway

3.96m x 0.84m (13 x 2'9)

Composite front door, wood effect laminate flooring, various power points, wall mounted electric meter & fuseboard, stairs to first floor landing, open into Dining Room.

Dining Room

3.25m x 3.43m (10'8 x 11'3)

Wood effect laminate flooring, open fireplace with attractive surround, single radiator, double glazed window, fitted understairs storage, skimmed ceiling, opening into Lounge.

Lounge

4.06m x 3.12m (13'4 x 10'3)

Wood effect laminate flooring, recessed shelving, built in low level storage cupboards, television point, various power points, single upstanding radiator, double glazed bay window.

Modern Fitted Kitchen

3.86m x 2.72m (12'8 x 8'11)

Wood effect laminate flooring, solid wooden work surfaces with cupboards below & matching eye level cupboards, inset two basin porcelain sink unit with mixer tap, double glazed



window, fitted double oven, electric hob with extractor fan above, space for American style fridge freezer, PVCU double glazed doors leading to Rear Garden, skimmed ceiling with spotlights.

First Floor Landing

4.83m x 1.52m (15'10 x 5)

Carpeted floor, loft hatch access, smoke detector, skimmed ceiling, fitted storage cupboard.

Master Bedroom

4.11m x 3.76m to front of wardrobe (13'6 x 12'4 to front of wardrobe)

Carpeted floor, wood panelled feature wall, two hanging pendant light fittings, various power points, single radiator, skimmed ceiling, two fitted double wardrobes with various hanging rails & shelving, double glazed bay window, original feature fireplace, television point, picture rail.

Bedroom Two

3.43m x 2.46m (11'3 x 8'1)

Carpeted floor, various power points, single radiator, picture rail, skimmed ceiling, double glazed window, a range of fitted drawers & a wardrobe.



Bedroom Three

2.72m x 2.46m (8'11 x 8'1)

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

Family Bathroom

1.78m x 1.68m (5'10 x 5'6)

Tiled flooring, low flush WC, contemporary hand wash basin with vanity unit below, panel enclosed bath with shower attachment above having a rainforest fall shower head, slide out shower screen, double glazed obscured glass window, heated towel rail, extractor fan, skimmed ceiling with spotlights, underfloor heating.

Externally

Front Garden

Mainly laid to patio with an enclosed railway sleeper flower bed, dwarf wall enclosed, gated pathway leading to front door.

Rear Garden

Patio area stepping onto large lawned area, leading onto timber built decked area, side return section with outside tap, security outside lighting.

Outbuilding

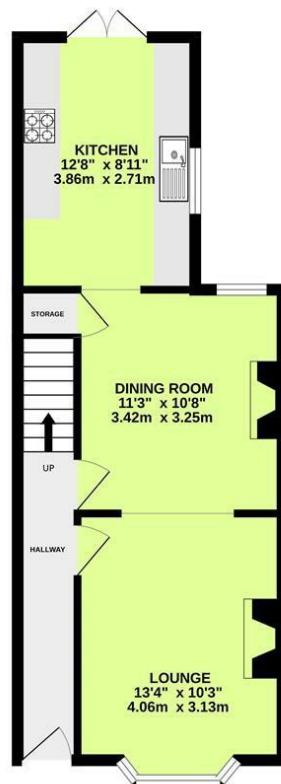
Wood effect laminate flooring, various power points, television point, spotlights.

Council Tax

Band B



GROUND FLOOR



1ST FLOOR



and company
bacon
Estate and letting agents

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.
Made with Homestyler ©2019

and company
bacon
Estate and letting agents

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		
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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk