



106 Southfield Road, Worthing, BN14 9EG
Guide Price £375,000

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A two bedroom period terraced home located in both a popular road and sought after catchment area. The accommodation comprises of an open plan lounge/dining room, kitchen, first floor landing, two double bedrooms, bathroom/w.c, loft, front and rear gardens.

- Period Terraced House
- Two Bedrooms
- Sought After Broadwater
- South Aspect Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Close To Amenities
- Viewing Recommended





Open Plan Lounge/Dining Room

7.44m into bay x 4.32m (24'5" into bay x 14'2")
Accessed via a private composite front door.

Lounge Area

North aspect via a double glazed bay window. Chimney breast with display alcove. Radiator. Stripped and stained wood floorboards. Levelled and coved ceiling with spotlights. Opening to dining room.

Dining Area

South aspect via a double glazed window. Radiator. Central heating thermostat. Chimney breast with solid oak mantle and display alcove. Stripped and stained wood floorboards. Levelled and coved ceiling with spotlights. Stairs to first floor landing with an understairs storage cupboard.

Kitchen

4.60 x 2.49 (15'1" x 8'2")

Fitted suite comprising of a single drainer butler sink unit having storage cupboard and integrated washer/dryer below. Areas of work surfaces offering additional storage cupboards and drawers below.

Matching shelved units. Four ring hob having extractor hood over. Fitted oven and grill. Fitted microwave. Integrated upright fridge/freezer. Integrated dishwasher. Vinyl flooring. Levelled and coved ceiling with spotlights. Dual aspect via South and West facing double glazed windows with the South window having a fitted electric blind. Double glazed door to rear garden.

First Floor Landing

Spilt level landing. Built in airing cupboard housing the homes wall mounted boiler, slatted shelving and a radiator. Levelled ceiling with ceiling rose and access to loft space.

Bedroom One

4.34 x 4.01 (14'3" x 13'2")

North aspect via a double glazed bay window. Radiator. Levelled ceiling.

Bedroom Two

3.28 x 2.51 (10'9" x 8'3")

South aspect via a double glazed window. Radiator. Levelled ceiling.

Bathroom/W.C

3.63 x 2.51 (11'11" x 8'3")

Step in shower cubicle with shower unit. Pedestal wash hand basin. Low level w.c. Part tiled walls. Radiator. Tile effect flooring. Levelled and vaulted ceiling with spotlights and velux window. Obscure glass double glazed window. NB: Please note this room also houses a sunken jacuzzi bath but this is no longer working.

OUTSIDE

Front Garden

Hardstanding front garden with pathway to front door. External power socket.

Rear Garden

South facing with the first areas of garden being paved to the side and rear of the home with an outside water tap, external power socket and space for garden table and chairs. This area also has an electric awning to cover some of the patio area. The remainder of garden is then laid to lawn with flower and shrub border. Shingle bed. Brick built storage shed. Rear access gate. Enclosed by brick walling and fence panelling.

Council Tax

Council Tax Band B



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		80
(55-68) D	65	
(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



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