



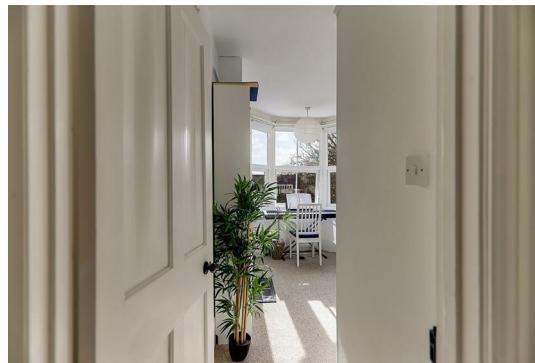
Queen Street, Worthing, BN14 7BH
Guide Price £425,000

and company
bacon
Estate and letting agents



An Edwardian three bedroom family house conveniently situated between Broadwater and Worthing town centre, close to shops and other local amenities . Accommodation includes as follows: Entrance hall, lounge, dining room, 16'9 kitchen, ground floor WC, three good size bedrooms and family bathroom/WC. The house retains many original features and fireplaces, has gas central heating and double glazing. Viewing is recommended.

- Close to Broadwater
- Edwardian Family House
- Many Original Features
- Lounge and Dining Room
- 16'9 Kitchen
- Three Good Sized Bedrooms
- Ground Floor Cloakroom & Bathroom/WC
- South Facing Garden





Entrance

Part glazed front door to:

Entrance Hall

Wood flooring, staircase to first floor, radiator and cover, door to dining room and :

Lounge

3.96m x 3.30m (13'0 x 10'10)

Continued wood flooring, feature fireplace and surround, radiator, sash windows with fitted blinds.

Dining Room

3.73m x 3.43m (12'3 x 11'3)

Continued wood flooring, closed fireplace and surround, French double glazed doors to garden, radiator, part glazed door and step down to:

Kitchen

5.11m x 2.69m (16'9 x 8'10)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, induction hob with extractor and canopy over, space used for washing machine, tumble dryer, dishwasher and fridge freezer. Range of matching wall

cupboards and part tiled walls. Double glazed window and French doors to and overlooking the rear garden. Levelled ceiling with inset lighting.

Ground Floor Cloakroom

Low level flush WC, wash hand basin with cupboard under.

First Floor Landing

Double access to loft space with ladder, radiator and cover.

Master Bedroom

3.99m x 3.96m (13'1 x 13'0)

Double glazed bay window with fitted blinds, fireplace and surround, levelled ceiling, two recessed double wardrobes.

Bedroom 2

3.73m x 2.62m (12'3 x 8'7)

Double glazed window to rear, recessed shelving with cupboards under, fireplace and surround, radiator.

Bedroom 3

3.18m x 2.59m (10'5 x 8'6)

Double glazed bay window to rear, recessed storage cupboard, fireplace and surround, radiator.

Bathroom/WC

Comprising panelled bath with shower over, part tiled walls and flooring, wash hand basin in vanity unit with cupboards under, low level flush WC, heated towel rail, double glazed window.

Rear Garden

Enclosed by fencing and of POPULAR SOUTHERLY ASPECT with artificial grass, raised borders and arch opening to paved seating/ barbecue area with rear pedestrian access.

Front Garden

Raised and paved with pathway to front.

Council Band

Band C



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 misdescription. These particulars are intended for guidance only and should be checked 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		84
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

