57 Shirley Drive, Worthing, BN14 9AZ

Guide Price £530,000

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A three bedroom extended semi detached family home benefiting from a west facing rear garden in this popular location of Offington. Briefly the accommodation comprises: entrance porch, hallway, two reception rooms, extended kitchen/dining room, utility room, ground floor wc, landing, three bedrooms and bathroom/wc. Externally there is a well sized rear west facing garden having a summerhouse and hard standing pergola seating area and to the front there is a driveway with space for 3-4 vehicles.

- Semi Detached Family Home
- Popular Area of Offington
- Extended Kitchen/Dining Room
- Two Reception Room
- Three Bedrooms
- West Facing Rear Garden
- Off Road Parking
- Utility Room
- Close to local schools, shops and ammenties

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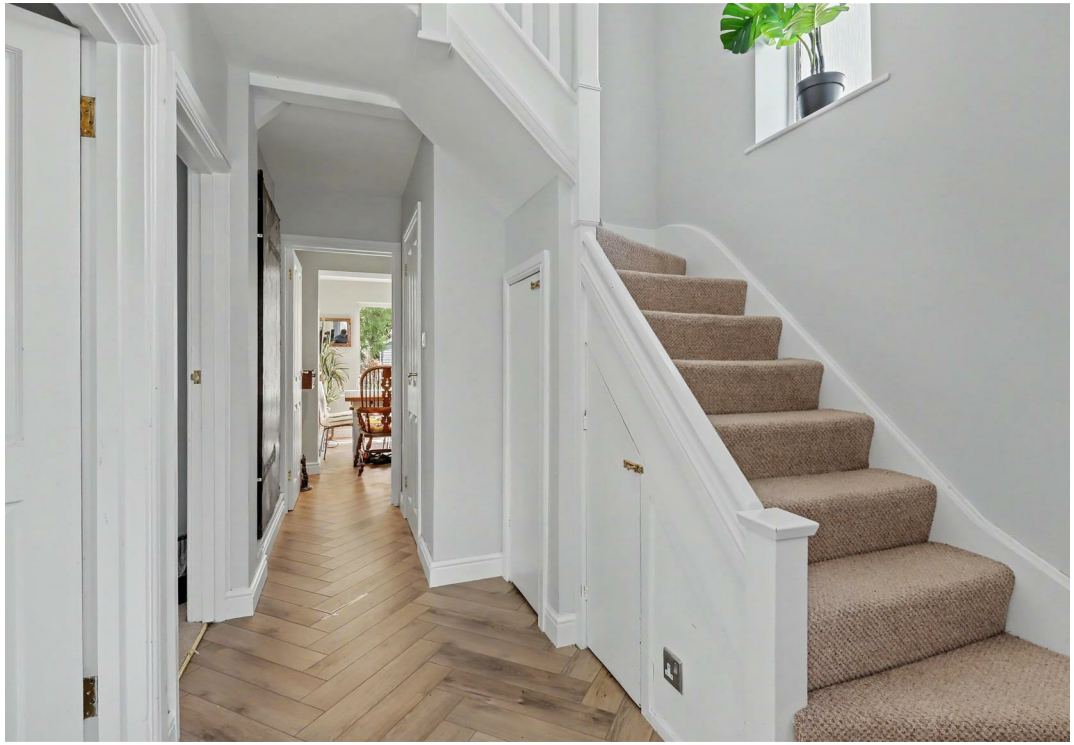

Double glazed door to:

Entrance Porch
Timber door to:

Hallway
Understairs storage cupboard. Inset ceiling spotlighting. Radiator. Recessed storage space with shelving and coat hooks. Two double glazed windows

Ground Floor WC
Close coupled WC. Vanity unit having wash hand basin and mixer tap with cupboard below. Ladder style towel radiator. Part panel walls. Extractor fan. Inset ceiling spotlighting.

Extended Open Plan Kitchen/Dining Room
4.78m x 4.09m (15'8 x 13'5)
Oak worksurface having ceramic butler sink with swan neck mixer tap. Fitted 'Bosch' oven. Integrated dishwasher. Integrated fridge freezer. Matching range of cupboards, drawers, pull out refuse cupboard and eye level wall units. Kitchen island having four ring 'Neff' induction hob. Further matching drawers and cupboards with space for breakfast bar. Wireless charging unit and pull out plug point.

Triple aspect having two double glazed windows to side and French double glazed doors leading to rear garden. Inset ceiling spotlighting. Radiator.

Utility Room
2.57m x 1.52m (8'5 x 5')
Oak worksurface with inset single draining stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted ideal combination boiler supplying gas central heating and hot water. Inset ceiling spotlighting. Double glazed window. Extractor fan. Radiator.

Living Room
4.65m x 3.53m (15'3 x 11'7)
Double glazed bay window and double glazed door to rear garden. Radiator. Inset ceiling spotlighting.

Reception Room
3.53m x 3.48m (11'7 x 11'5)
Double glazed bay window to front with plantation shutters. Radiator. Currently arranged as a bedroom.

Stairs from hallway to:

Landing
Double glazed window. Inset ceiling spotlighting. Access to loft via hatch.

Bedroom One
3.89m x 3.53m (12'9 x 11'7)
Two double glazed windows overlooking rear garden. Radiator. Levelled and coved ceiling.

Bedroom Two
3.53m x 3.48m (11'7 x 11'5)
Double glazed bay window to front with plantation shutters. Radiator. Levelled and coved ceiling.

Bedroom Three
2.95m x 2.21m (9'8 x 7'3)
Double glazed window overlooking rear garden. Radiator. Levelled and coved ceiling.

Bathroom/wc
White suite comprising tiled bath with mixer tap and separate shower over operated via wall mounted controls. Glazed shower screen. Fully tiled walls and floor. Concealed cistern WC. Wall mounted wash hand basin with mixer tap. Mirrored medicine cabinet. Double glazed window to front. Inset ceiling spotlighting.

Outside

West Facing Rear Garden
Majority being laid to lawn. Area of hardstanding with space for outdoor furniture, pergola over and raised flower bed. Further paved area leading out from the living room. Outside water tap and electrical power socket. Access to front via side gate. Timber built shed. Further timber built summer house with power and light.

Driveway
Hardstanding with space for up to 4 vehicles. Borders of mature shrubs and bushes. Electric vehicle vehicle charging point.

Tenure and Council Tax Band
Tenure: Freehold

Council tax band: Band D

Draft version: 1

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

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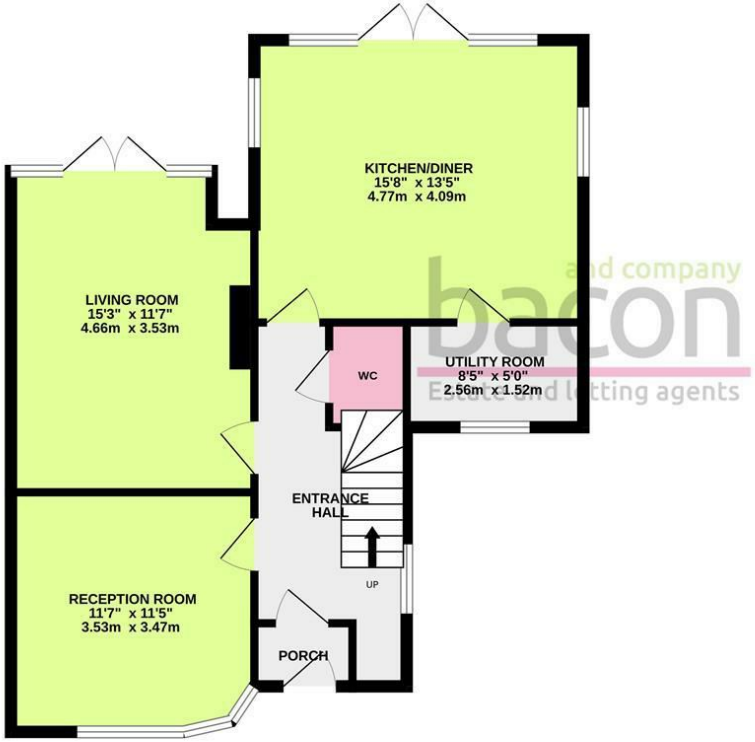
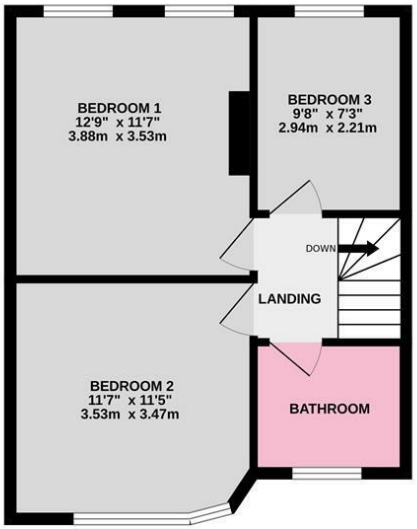
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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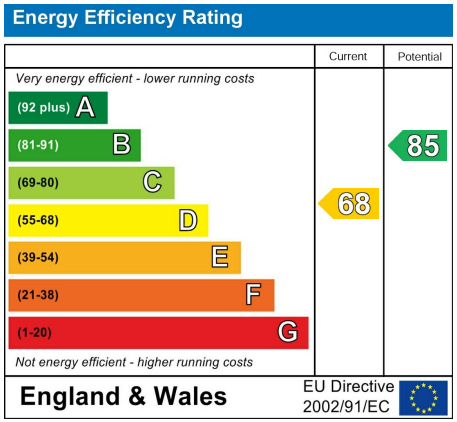

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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