



74a Upton Road, Worthing, BN13 1BZ  
Guide Price £435,000

and company  
**bacon**  
Estate and letting agents



A four bedroom end terraced house situated within the sought after catchment area of Tarring, close to local shops, schools and mainline railway station. The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, ground floor cloakroom, first floor landing, three first floor bedrooms, first floor bathroom/w.c, second floor landing, second floor principle bedroom, private driveway and gardens to three sides.

- End Terraced Family Home
- Four Bedrooms
- Modern Kitchen & Bathroom
- Excellent Condition
- Favoured Catchment Area
- Ground Floor Cloakroom
- Private Driveway
- No Onward Chain





### Reception Hall

3.25m x 1.96m (10'8 x 6'5)

Accessed via a composite front door. Radiator. Wood flooring. Levelled and coved ceiling with spotlights. Staircase to first floor landing. Doors to all ground floor rooms.

### Lounge/Dining Room

6.78m x 5.74m (22'3 x 18'10)

North aspect via double glazed windows and French doors to the rear garden. Two radiators. Understairs storage cupboard. Levelled and coved ceiling with three ceiling light points.

### Kitchen

3.25m x 2.44m (10'8 x 8'0)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and appliance space below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units with lighting under. Four ring hob with extractor hood over. Fitted oven and grill. Space for washing machine. Integrated fridge and freezer. Part tiled walls. Radiator. Wood flooring. Levelled and coved ceiling with spotlights. South aspect double glazed window.

### Ground Floor Cloakroom

1.91m x 1.02m (6'3 x 3'4)

Push button w.c. Pedestal wash hand basin with mixer taps. Part tiled walls. Wood flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

### First Floor Landing

3.15m x 2.31m (10'4 x 7'7)

Radiator. Levelled and coved ceiling. Staircase to second floor landing. Doors to all first floor rooms.

### Bedroom Two

3.89m x 3.10m (12'9 x 10'2)

South aspect via double glazed windows. Range of fitted mirror fronted bedroom wardrobes. Radiator. Levelled and coved ceiling.

### Bedroom Three

3.89m x 3.10m (12'9 x 10'2)

North aspect via double glazed windows. Radiator. Levelled and coved ceiling.

### Bedroom Four

2.57m x 2.31m (8'5 x 7'7)

North aspect double glazed window. Radiator. Levelled and coved ceiling.

### Bathroom/W.C

2.31m x 1.80m (7'7 x 5'11)

Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Tiled flooring. Majority tiled walls. Chrome ladder design radiator. Levelled and coved ceiling with spotlights and extractor fan. Obscure glass double glazed window.

### Second Floor Landing

West aspect obscure glass double glazed window. Levelled ceiling.

### Bedroom One

3.89m x 3.89m (12'9 x 12'9)

Dual aspect via North and South facing velux windows. Built in wardrobes. Radiator. Eaves storage cupboard. Levelled and sloping ceiling.

### OUTSIDE

#### Front & Side Gardens

Laid to lawn with flower and shrub borders. Paved pathway around the home leading to the private driveway.

#### Rear Garden

Paved and courtyard style rear garden with space for garden table and chairs. Outside wall light. Side gate to private driveway.

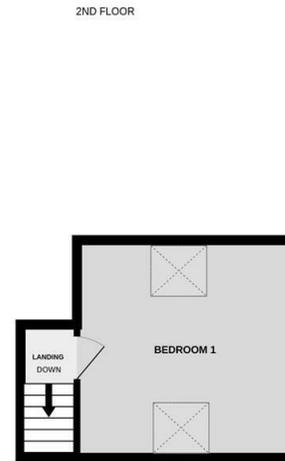
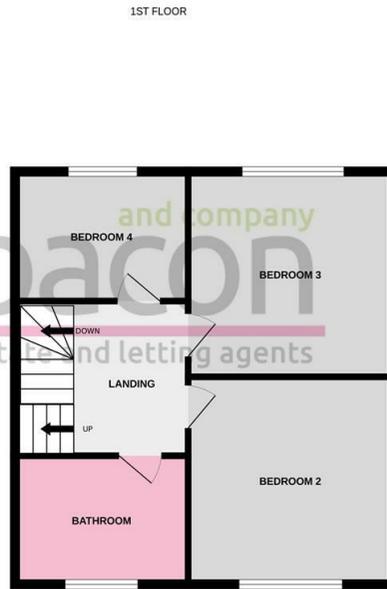
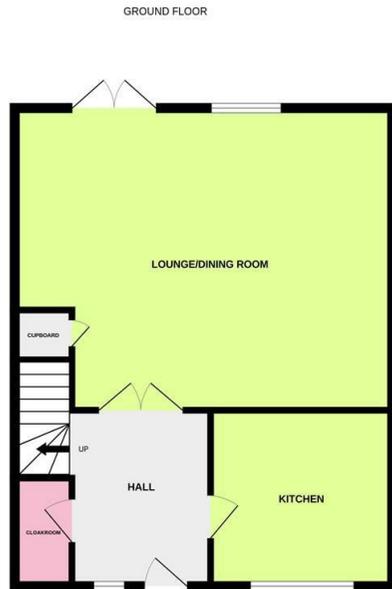
#### Private Driveway

Paved private driveway providing off street parking. Access to side and rear gardens.

#### Council Tax

Council Tax Band D





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

