



71 Rectory Gardens, Worthing, BN14 7TQ
Guide Price £390,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this extremely well presented three bedroom end of terrace family home positioned in this highly sought after location within the heart of Broadwater.

In brief the property comprises of three spacious bedrooms, two separate reception rooms, a luxurious family bathroom and separate WC, as well as having a West aspect rear garden for afternoon sunshine. The property also benefits from potential for a loft conversion under permitted development (STNPC).

- End Of Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- Great School Catchment Area
- Close To Local Amenities
- Private Rear Garden
- Walking Distance To Broadwater Green
- Gas Central Heated & Double Glazed Throughout
- Off-Street Parking For Three Vehicles
- Call Now To Avoid Disappointment





Entrance Hallway

3.48m x 1.75m (11'5 x 5'9)

Double glazed front door, Vinyl flooring, stairs to first floor landing, access to understairs storage cupboard, single radiator, skimmed ceiling with coving and single light fitting.

Spacious Lounge

5.03m x 3.61m (16'6 x 11'10)

Carpeted floor, single radiator, double glazed window, various power points, television point, skimmed ceiling with single light fitting.

Dining Room / Play Room

3.35m x 2.74m (11 x 9)

Vinyl flooring, wall mounted electric heater, various power points, television point, double glazed double opening doors leading out to rear garden, skimmed ceiling with single light fitting.

Kitchen

3.15m x 2.13m (10'4 x 7)

Vinyl flooring, solid wooden work tops with cupboards below and matching eye level cupboards, tiled splashback, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, space and provision for washing machine and tumble dryer, space for free-standing oven with extractor fan above, space for fridge freezer, wall mounted combination boiler, fitted larder cupboard, skimmed ceiling with three downlighters, double glazed door leading onto rear garden.



First Floor Landing

4.17m x 2.77m (13'8 x 9'1)

Carpeted stairs, carpeted floor, wall mounted heating control panel, loft hatch access with drop down ladder, smoke detector, fitted storage cupboard with shelving, skimmed ceiling with single light fitting.

Bedroom

3.45m x 3.10m (11'4 x 10'2)

Carpeted floor, single radiator, various power points, double glazed window, skimmed ceiling with single light fitting.

Bedroom

3.40m x 3.10m (11'2 x 10'2)

Carpeted floor, various power points, single radiator, double glazed window, skimmed ceiling with single light fitting.

Bedroom / Office

3.56m x 1.83m (11'8 x 6)

Carpeted floor, single radiator, various power points, double glazed window, skimmed ceiling with single light fitting.

Luxury Family Bathroom

2.46m x 1.78m (8'1 x 5'10)

Vinyl flooring, panel enclosed bath with wall mounted Triton electric shower over also having a fitted shower screen & splashback, low flush wc, contemporary hand wash basin with mixer tap & vanity unit below, chrome ladder style heated towel rail, double glazed obscured glass window, skimmed ceiling with single light fitting.



Seperate WC

1.78m x 1.07m (5'10 x 3'6)

Vinyl flooring, single radiator, low flush WC with hand wash basin built into the cistern, obscured glass double glazed window, skimmed ceiling with single light fitting.

Externally

Front Garden

Mainly laid to lawn with various flower and shrub borders, gated pathway leading to front door, dwarf wall enclosed, stoned area offering off-street parking for three plus vehicles.

Rear Garden

Decked area stepping onto large artificial lawned area, flower border to the rear, outside power sockets, external security lighting, gated side access, fence and wall enclosed.

Council Tax

Band C

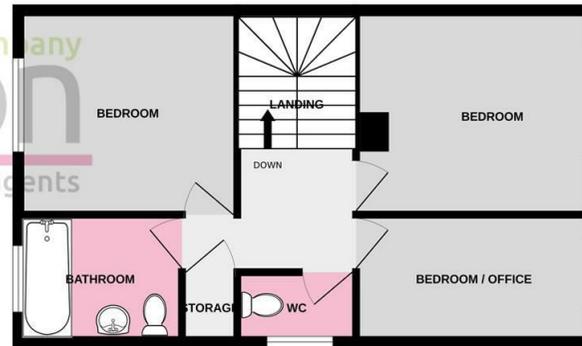
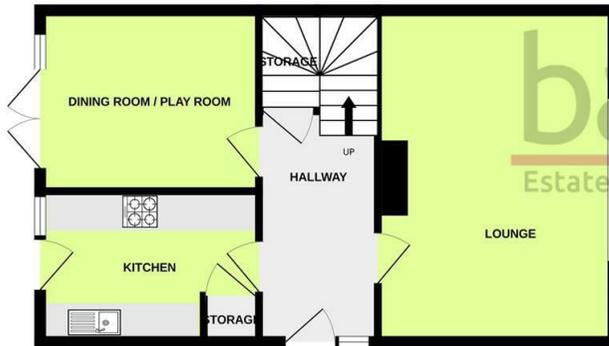
Freehold & Garage

In addition to the parking included within the boundary the owner also owns the freehold to the adjacent parking compound and a garage within which are available by separate negotiation.



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		85
(69-80)	C	68	
(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.

