



1 Rackham Road, Worthing, BN13 1LH

Price £475,000

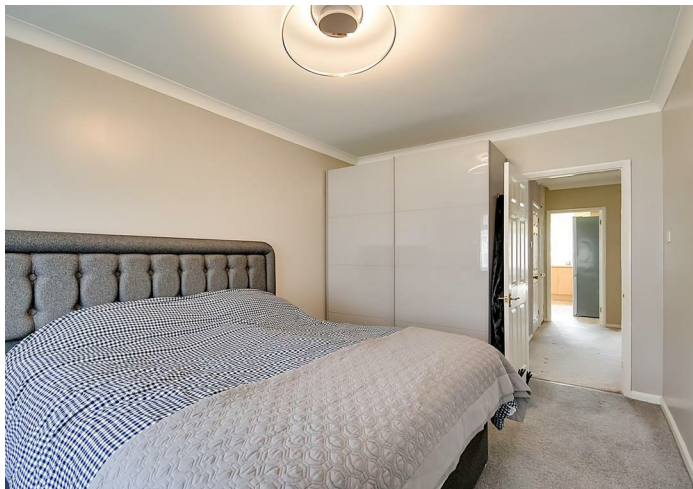
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Located in popular Tarring this three bedroom detached bungalow on a corner position offers spacious and light accommodation and features a secluded West facing garden and private drive to garage. The accommodation briefly comprises, entrance porch, hall, extended lounge, rear porch, modern kitchen, sun loggia, three bedrooms and luxury bathroom/wc. Benefits include gas fired central heating and PVCu double glazing Externally there is a front, side and rear gardens, private block paved driveway and brick built garage.

- Detached Bungalow
- Three Bedrooms
- Modern Bathroom/Wc
- 12ft Kitchen
- Garage & Private Drive
- Corner Plot
- Front & Rear Porch
- Front, Side & Rear Gardens





Double glazed front door opening to;

#### Entrance Porch

uPVC double glazed windows and part glazed uPVC door to;

#### Entrance Hall

Radiator. Storage cupboard. Access hatch to loft space via pull down ladder with light. Insulated and part boarded. 'Worcester' gas fired boiler.

#### Lounge

6.17m x 3.53m (20'3 x 11'7)

Dual aspect double glazed window. Two radiators. Glazed door to rear porch with further glazed door to garden.

#### Kitchen

3.81m x 2.79m (12'6 x 9'2)

Part tiled. Modern fitted kitchen comprising of work surfaces with Inset one and a half bowl sink unit. Range of cupboards and drawers fitted under. Matching wall units with concealed lighting under. Four ring gas hob with extractor above. Fitted double oven. Space for

upright fridge/freezer. Recess with space and plumbing for washing machine. Inset ceiling spotlighting. Double glazed window and double glazed door leading to sun loggia.

#### Sun Loggia

Double glazed windows and door to garden.

#### Bedroom One

5.16m x 3.35m (16'11 x 11')

Dual aspect double glazed windows. Radiator.

#### Bedroom Two

4.88m x 3.07m (16' x 10'1)

Double glazed window. Radiator.

#### Bedroom Three

2.64m x 2.54m (8'8 x 8'4)

Double glazed window. Radiator.

#### Luxury Bathroom/Wc

Fully tiled. White suite comprising panelled bath with mixer tap and shower attachment, vanity surface with inset wash basin, concealed cistern wc and cupboards. Tiled floor. Double glazed window. Inset ceiling

spotlighting. Wall Vertical panelled radiator. Extractor fan.

#### Front and Side Gardens

Lawned gardens with low wall and pathway to the front door.

#### West Rear Garden

Enclosed by new 7ft fencing with lawn and paved patio. Side access gate. Personal door into garage.

#### Private Driveway

Block paved providing off road parking and leading to;

#### Garage

A brick built garage with electric roll door and personal door to garden.

#### Required Information

Council tax band: E

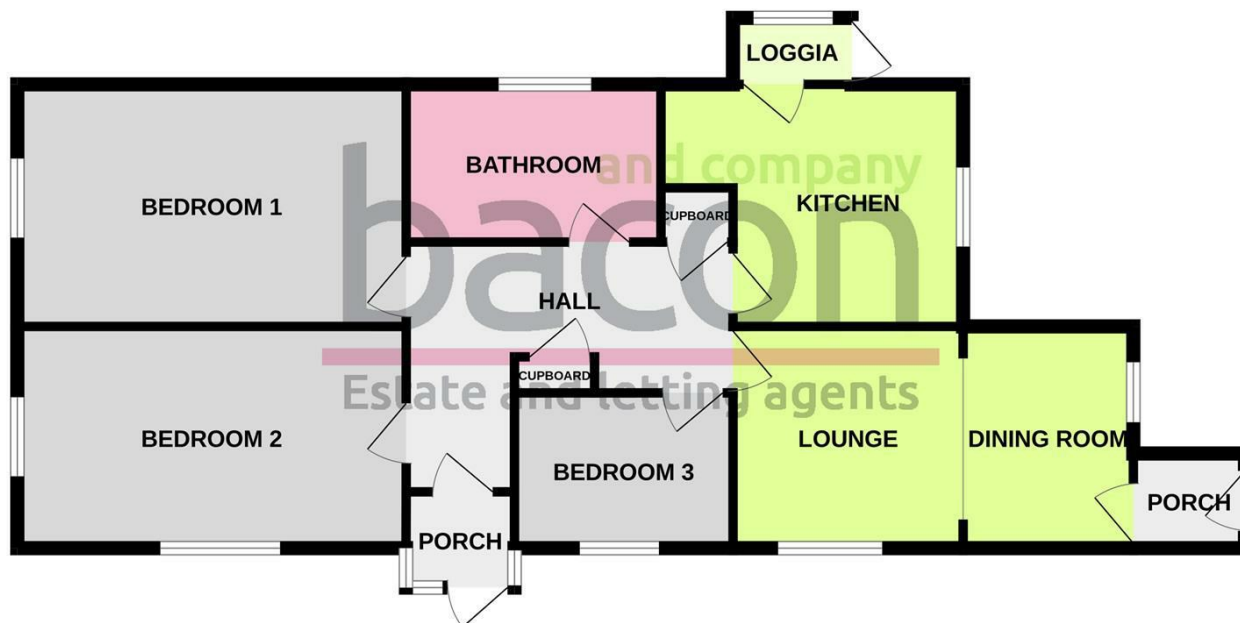
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>84</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>69</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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