



43 Ashurst Way, East Preston, BN16 1AQ

Price £300,000

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CHAIN FREE semi detached bungalow with two bedrooms and garage located in popular East Preston.

The accommodation briefly comprises, entrance porch, entrance hall, lounge, kitchen/breakfast room, two bedrooms and bathroom/Wc. Externally there are lawned gardens to front and rear and GARAGE. Viewing is highly recommended.

- Chain Free
- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Garage
- East Preston





Front door opening to

Entrance Hall

Tiled floor.

Living Room

4.71 x 3.28 (15'5" x 10'9")

With double glazed door and windows over looking and leading to the rear garden.

Kitchen/Breakfast Room

3.55 x 3.34 (11'7" x 10'11")

Range of work surfaces with cupboards and drawers fitted under. Inset one and a half sink unit. Gas hob with oven under and extractor above. Space for two appliances. Wall mounted boiler concealed in cupboard. Matching wall cupboards. Tiled floor and part tiled walls. Meter cupboard. Double glazed window to side



and double glazed window and door opening to the rear garden. Radiator.

Bedroom One

3.78 x 3.28 (12'4" x 10'9")

Double glazed window. Radiator.

Bedroom Two

2.98 x 2.10 (9'9" x 6'10")

Double glazed window. Radiator.

Bathroom/Wc

Suite comprising shaped bath, pedestal wash hand basin and low level flush Wc. Tiled floor and tiled walls. Double glazed obscure glass window. Towel radiator.

Front Garden

Laid to lawn with pathway to front door.



Rear Garden

Laid to lawn and enclosed by fencing. Access to rear service road and garage. Gate to front.

Garage

Located to the rear. Requires attention.

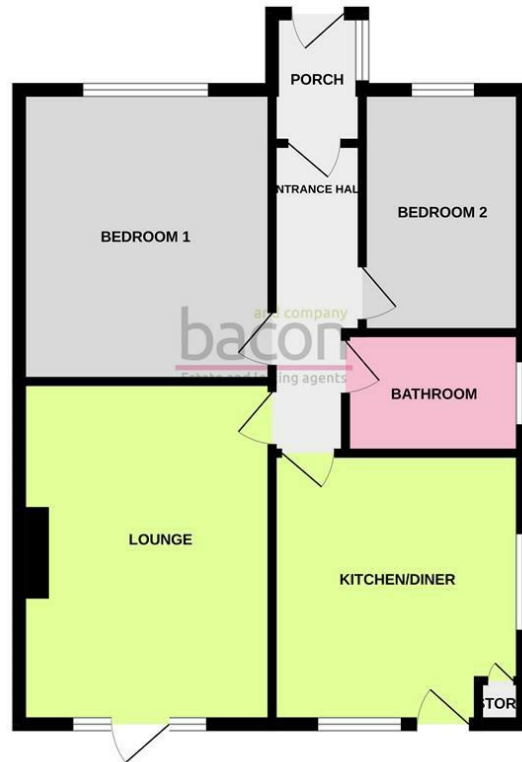
Required Information

Council tax band: C

Draft version: 1

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

GROUND 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		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.



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