



17 Stone Lane, Worthing, BN13 2BA

Price £350,000

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A chain free extended three bedroom end of terrace house with West aspect rear garden and garage. Located in Salvington within close proximity to local shops, schools and bus services. The accommodation briefly comprises, entrance hall, lounge, dining room, conservatory, kitchen, sun room, lobby and cloakroom/Wc. To the first floor there are three bedrooms and bathroom/Wc. Externally there is a WEST FACING REAR GARDEN, front garden and GARAGE.

- End Terrace House
- Three Bedrooms
- Bathroom/Wc
- GF Cloakroom/Wc
- Sun Rm & Conservatory
- Chain Free
- Garage
- Salvington





Part glazed front door opening to

Entrance Hall

Radiator. Staircase rising to the first floor. Under stairs storage cupboard.

Lounge

4.08 x 4.72 (13'4" x 15'5")

Semi bay window. Radiator. Gas fire with wooden surround. Double doors opening to;

Dining Room

3.33 x 3.48 (10'11" x 11'5")

Radiator. Sliding patio doors opening to the conservatory. Fitted gas fire with tiled surround and wooden mantle.

Conservatory

3.37 x 3.06 (11'0" x 10'0")

With a polycarbonate pitched roof and double glaze windows and sliding doors opening onto the rear garden.

Kitchen

4.43 x 2.56 (14'6" x 8'4")

Work surface with cupboards and drawers fitted under. Inset single drainer sink unit. Wall cupboards. Space for Range style cooker and space for fridge freezer. Radiator. Window to side. Window and door opening to sunroom. Door to lobby.



Lobby

Door to cloakroom WC. window to side. radiator. part glazed door to front.

Cloakroom WC

Low-level flush WC. Wall mounted wash hand basin with tiled splashback. Window. Radiator.

Sun Room

Windows to one side and sliding patio door to garden. Radiator.

First Floor Landing

Window to side. Access hatch to boarded LOFT SPACE with 2 skylight windows, radiator and a pull down ladder.

Bedroom One

4.73 x 4.09 (15'6" x 13'5")

Semi Bay window. Radiator.

Bedroom Two

3.12 x 3.35 (10'2" x 10'11")

Window. Fitted wardrobes cupboard housing hot water cylinder.

Bedroom Three

2.71 x 1.97 (8'10" x 6'5")

Window. Radiator.



Bathroom WC

2.57 x 2.33 max (8'5" x 7'7" max)

Panelled bath, pedestal wash hand basin and low-level flush WC. Part tiled walls. Two windows. Radiator. Wall mounted glowworm boiler.

Rear Garden

Paved patio with pathway leading to the rear of the garden. Remainder laid to lawn. Double gates leading to side service road.

Garage

Located to the rear of the property accessed via double gates and via a service accessway.

Required Information

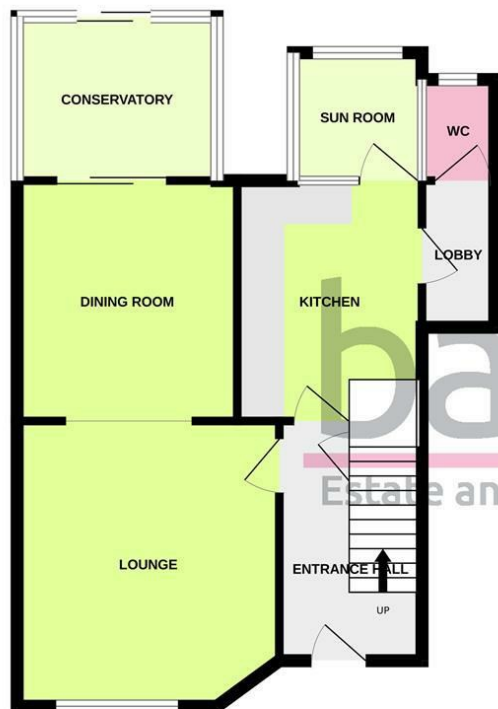
Council tax band: C

Draft version: 1

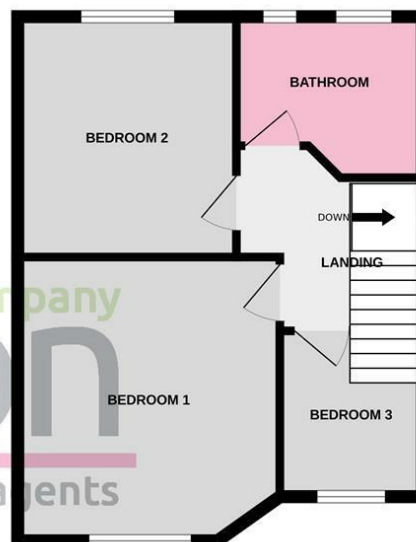
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



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		
(69-80) C		75
(55-68) D	56	
(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



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