





32 Ethelwulf Road

Worthing

We are delighted to offer for sale this deceptively spacious three bedroom semi-detached family home with two reception rooms, the property also benefits from no on-going chain! In brief the property consists of a bright entrance hallway with doors leading to a separate bay fronted lounge having an open fireplace, to the rear you have dining space with sliding doors out into the rear garden & a fitted kitchen area with space for appliances, there is also a handy outside toilet, perfect for those who love gardening, on the first floor you have three spacious bedrooms, the master bedroom has an en-suite bathroom & there is also a family shower room to complete the accommodation. Externally you have front garden mainly laid to patio having side access & rear garden being mainly laid to lawn & having an outbuilding.

Council Tax band: C

Tenure: Freehold



- Fitted Kitchen
- Two Reception Rooms
- First Floor Shower Room
- Chain Free
- Semi-Detached Family Home
- Open Fireplaces
- Three Bedrooms
- En-Suite Master Bedroom
- EPC Rating C

Entrance Hallway

Dimensions: 4.83m x 1.78m (15'10 x 5'10). Laminate flooring, carpeted stairs leading to first floor, radiator, double glazed window, double glazed front door.

Separate Lounge

Dimensions: 4.70m x 4.24m (15'5 x 13'11). Laminate flooring, radiator, feature open fireplace, picture rail, double glazed bay window, feature coving.

Dining Room

Dimensions: 3.96m x 3.63m (13 x 11'11). Laminate flooring, radiator, feature fireplace, double glazed sliding doors to rear garden.

Fitted Kitchen

Dimensions: 3.94m x 2.39m (12'11 x 7'10). Tiled flooring, roll edge work laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space for fridge freezer, integrated oven with hob above & extractor fan over, space for washing machine, double glazed window, double glazed door leading to side access, spotlights.

First Floor Landing

Carpeted floor, loft hatch access, double glazed window.

Master Bedroom

Dimensions: 3.91m x 5.23m at max (12'10 x 17'2 at max). Carpeted flooring, radiator, double glazed window, access to en-suite bathroom.

En-Suite Bathroom

Dimensions: 2.36m x 1.57m (7'9 x 5'2). Tiled flooring, panel enclosed bath with power shower over, part tiled walls, low flush WC, hand wash basin with mixer tap, double glazed window.

Bedroom Two

Dimensions: 4.67m x 3.61m (15'4 x 11'10). Stripped wooden flooring, radiator, double glazed bay window, fireplace.



**Bedroom Three**

Dimensions: 2.69m x 2.44m (8'10 x 8). Carpeted floor, radiator, picture rail, double glazed bay window.

Shower Room

Dimensions: 2.69m x 1.63m (8'10 x 5'4). Tiled flooring, fitted shower cubicle having an integrated shower, low flush WC, hand wash basin with mixer tap, chrome ladder style heated towel rail, double glazed window.

Externally**Front Garden**

Mainly laid to paving, gated side access.

Rear Garden

Patio are stepping onto lawned area having various flower borders, wall enclosed, outside tap.

Outside WC

Low flush WC, window.

Outside Storage Room

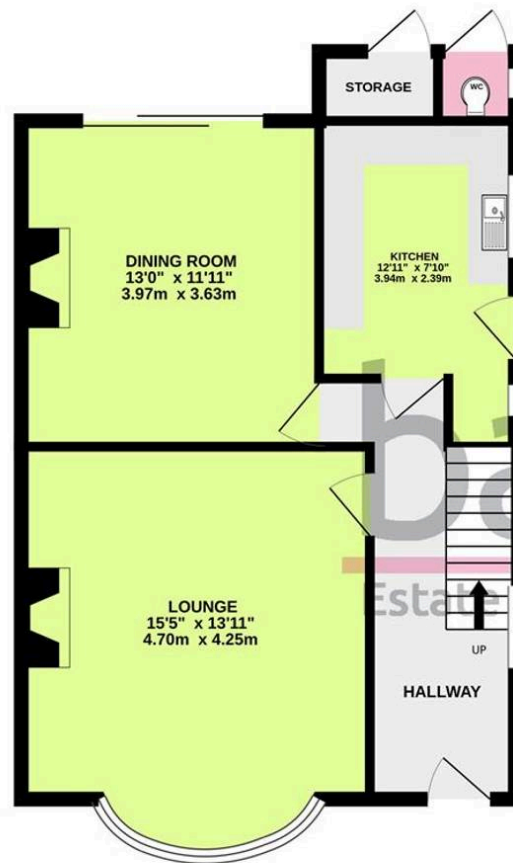
External storage cupboard perfect for garden tools.

Council Tax

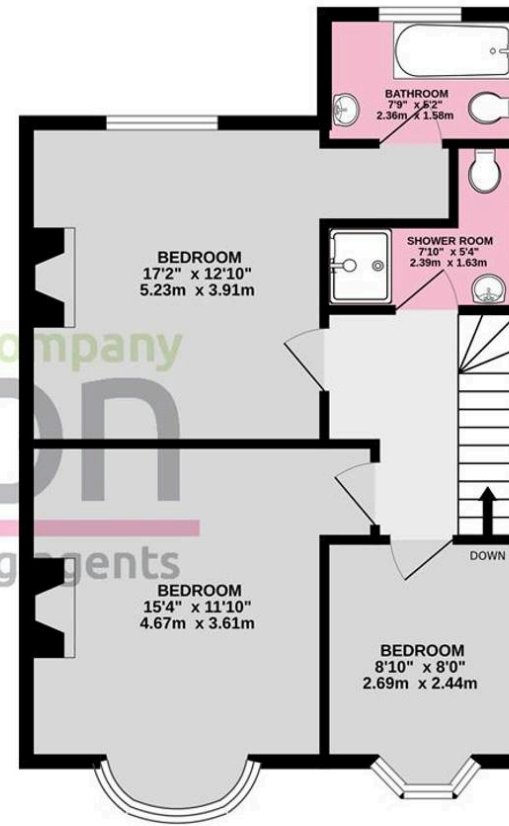
Band C



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.

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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