





88 Clarendon Road

Worthing

We are delighted to offer for sale this EXTREMELY WELL PRESENTED & VERSATILE five bedroom semi-detached home, positioned in this popular residential location perfect for families being close to local schools, the property also has the added benefit of NO CHAIN & SOUTH ASPECT REAR GARDEN. In brief the property comprises of an open plan Kitchen / Living room to the rear of the property with french doors leading to the south aspect rear garden, there are also two bedrooms on the ground floor one of which could be used as a second reception room if you prefer, there is also a ground floor bathroom, on the first floor you have three double bedrooms & a modern fitted family bathroom. With NO On-Going chain this property is sure to be a hit, call now to arrange your viewing!

Council Tax band: C

Tenure: Freehold



- No On-Going Chain
- Great School Catchment Area
- Modern Finish Throughout
- Spacious Open Plan South Aspect Kitchen / Living Space
- South Aspect Rear Garden
- Extended Up & Out
- Off Street Parking & Garage
- Versatile Four / Five Bedroom Semi-Detached Family Home

Entrance Hallway

Dimensions: 4.65m x 1.68m (15'3 x 5'6). Private front door, tile effect laminate flooring, single radiator, stairs to first floor, smoke detector, skimmed ceiling, two fitted storages cupboards one houses combination boiler the other houses wall mounted electric fuseboard.

Master Bedroom / Separate Lounge

Dimensions: 5.36m x 3.07m (17'7 x 10'1). Carpeted floor, single radiator, double glazed window, television point, various power points, textured ceiling with coving.

Bathroom

Dimensions: 2.49m x 1.91m (8'2 x 6'3). Stripped & painted wooden floor, P-shaped panel enclosed bath with power shower over, low flush WC, pedestal hand wash basin with mixer tap, two double glazed obscured glass windows, part tiled walls, painted exposed brick feature wall, single radiator, skimmed & coved ceiling.

Bedroom / Study

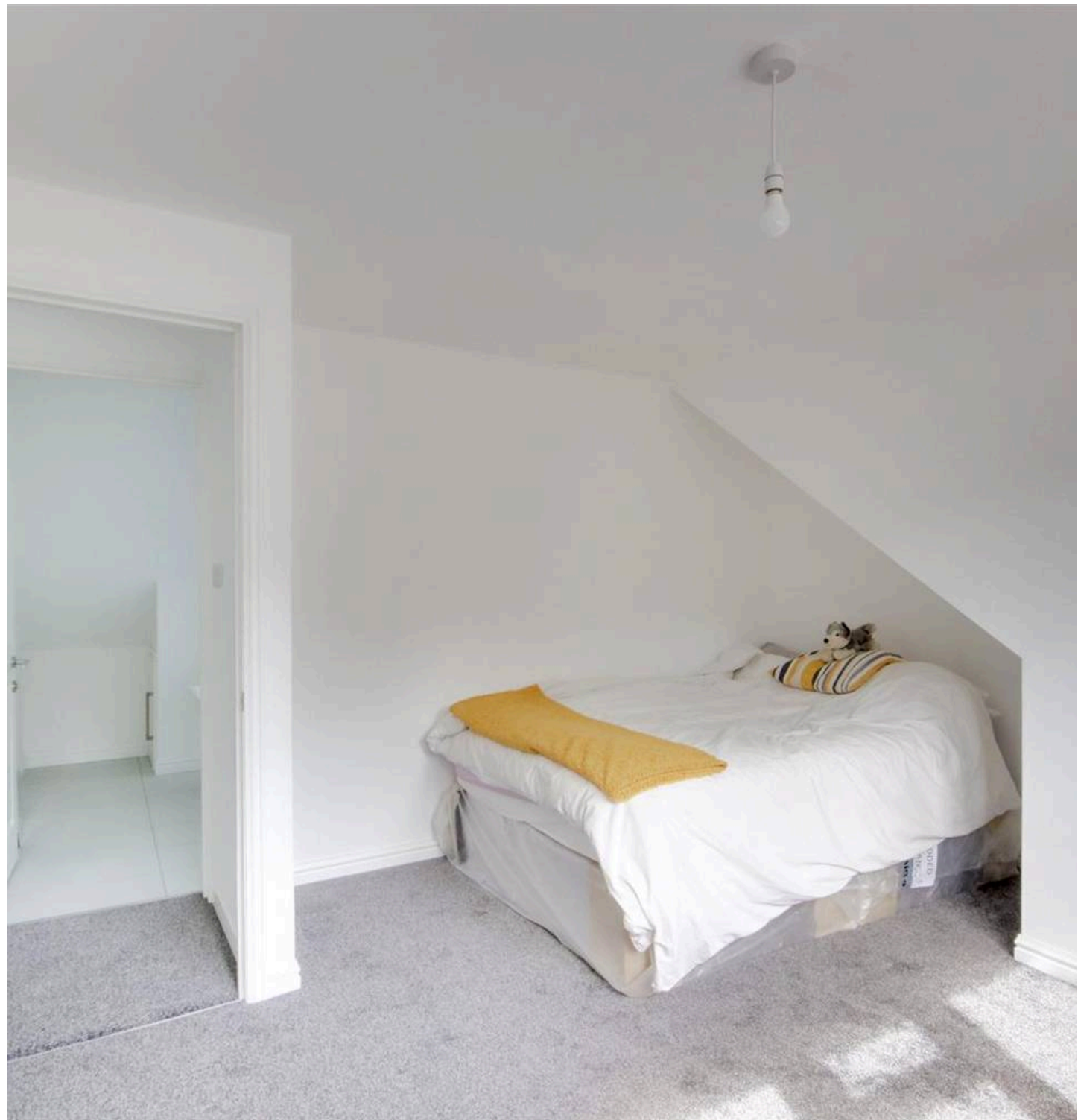
Dimensions: 2.72m x 2.31m (8'11 x 7'7). Tile effect laminate flooring, single radiator, double glazed obscured glass door, double glazed window, various power points, skimmed & coved ceiling.

Kitchen / Dining Room

Dimensions: 6.93m x 3.76m (22'9 x 12'4). Kitchen Space: Tile effect laminate flooring, square edge work surfaces with cupboards below & matching eye level cupboards, matching Island with breakfast bar area having seating for three, inset induction hob, space for free-standing fridge freezer, space for washing machine, integrated eye level oven, integrated one & a half bowl single drainer sink unit with mixer tap, skimmed ceiling with coving, PVCU double glazed doors leading out to rear garden. Dining Space: Tile effect laminate flooring, double glazed window, single radiator, skimmed ceiling, smoke detector.

Lounge

Dimensions: 4.09m x 3.02m (13'5 x 9'11). Tile effect laminate flooring, double glazed windows, double glazed door to rear garden, single radiator, various power points, television point, skimmed ceiling with coving.



**First Floor Landing**

Carpeted flooring, Velux window, smoke detector, skimmed ceiling.

Bedroom

Dimensions: 3.78m x 3.66m (12'5 x 12). Carpeted floor, single radiator, double glazed window, skimmed ceiling.

Bedroom

Dimensions: 2.90m x 2.79m (9'6 x 9'2). Carpeted floor, single radiator, double glazed window, skimmed ceiling.

Bedroom

Dimensions: 3.45m x 2.06m (11'4 x 6'9). Tile effect laminate flooring, single radiator, Velux window, skimmed ceiling.

Modern Fitted Family Bathroom

Dimensions: 3.76m x 2.13m (12'4 x 7). Tile effect laminate flooring, luxurious freestanding bath with freestanding contemporary mixer tap, contemporary hand wash basin with mixer tap & vanity unit below, low flush WC, single radiator, Velux window, access into eaves storage space.

Externally**Front Garden**

Mainly laid to patio offering off street parking for one vehicle also having various flower borders, picket fence lined, pathway to front door, shared driveway to side leading to Garage.

Garage

Having double opening door, power & lighting.

South Aspect Rear Garden

Large patio area, leading onto large lawned area having various mature shrub, tree & plant borders, feature pond, gated side access, various storage sheds, fence enclosed.

Council Tax

Band C

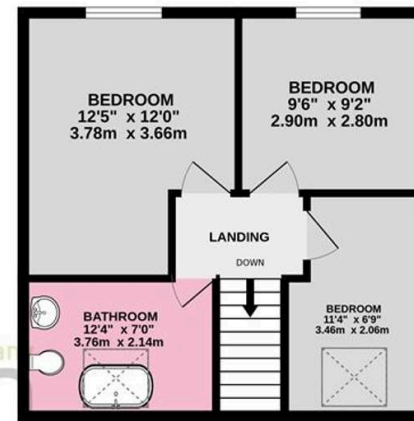




GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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