





32 Parkfield Road

Worthing

We are delighted to offer for sale this well extended three bedroom semi-detached family home with the added benefit of no on-going chain. In brief the property consists of a bay fronted lounge area, an extended dining room to the rear & an extended kitchen, there is also a useful ground floor / outside WC, on the first floor you have two spacious double bedrooms, the third bedroom is also a deceptively good sized double room & to complete the first floor accommodation you have a separate bathroom & WC. Externally you have both front & rear gardens which have been well maintained, Off street parking for two cars & a detached brick built garage with power, lighting & water supply.

Council Tax band: D

Tenure: Freehold

- PVCU Double Glazed & Gas Central Heated Throughout
- Semi-Detached Family Home
- Off Street Parking
- Fitted Kitchen & Bathroom
- Two Reception Rooms
- Three Bedrooms
- Popular Tarring Location
- Chain Free
- EPC Rating D



Entrance Porch

Tiled flooring, double glazed front door, two windows, further door to entrance hallway.

Entrance Hallway

Carpeted flooring, radiator, picture rail, stairs to first floor, access to understairs storage housing meters, textured ceiling.

Separate Lounge

Carpeted flooring, double glazed bay window, radiator, television point, various power points, feature fireplace with attractive surround & mantle.

Separate Dining Room

Carpeted flooring, two radiators, feature fireplace, various power points, television point, double glazed sliding doors to rear garden, door through to Kitchen.

Extended Kitchen

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, space for undercounter fridge, space for oven with extractor fan above, inset stainless steel two drainer sink unit with mixer tap, wall mounted Worcester boiler, double glazed window, double glazed door leading to rear garden.

Outside / GF WC

Tiled flooring, low flush WC, hand wash basin with hot & cold tap, window, wall mounted light.

First Floor Landing

Carpeted flooring, radiator, double glazed window, loft hatch access with drop down ladder, textured ceiling.

Bedroom One

Carpeted flooring, radiator, various power points, double glazed window, skimmed ceiling with coving.

Bedroom Two

Carpeted flooring, radiator, various power points, double glazed window, skimmed ceiling with coving.





Bedroom Three

Carpeted floor, radiator, various power points, double glazed window, skimmed ceiling.

Family Bathroom

Vinyl flooring, panel enclosed bath with shower attachment over, hand wash basin with hot & cold tap, radiator, part tiled walls, double glazed window, skimmed ceiling, cupboard housing factory lagged hot water cylinder.

Separate WC

Vinyl flooring, low flush WC, part tiled walls, double glazed window, skimmed ceiling.

Externally

Front Garden

Mainly laid to lawn with various flower & shrub borders, off street parking for two vehicles in tandem, pathway leading to front door, gated side access, fence enclosed.

Rear Garden

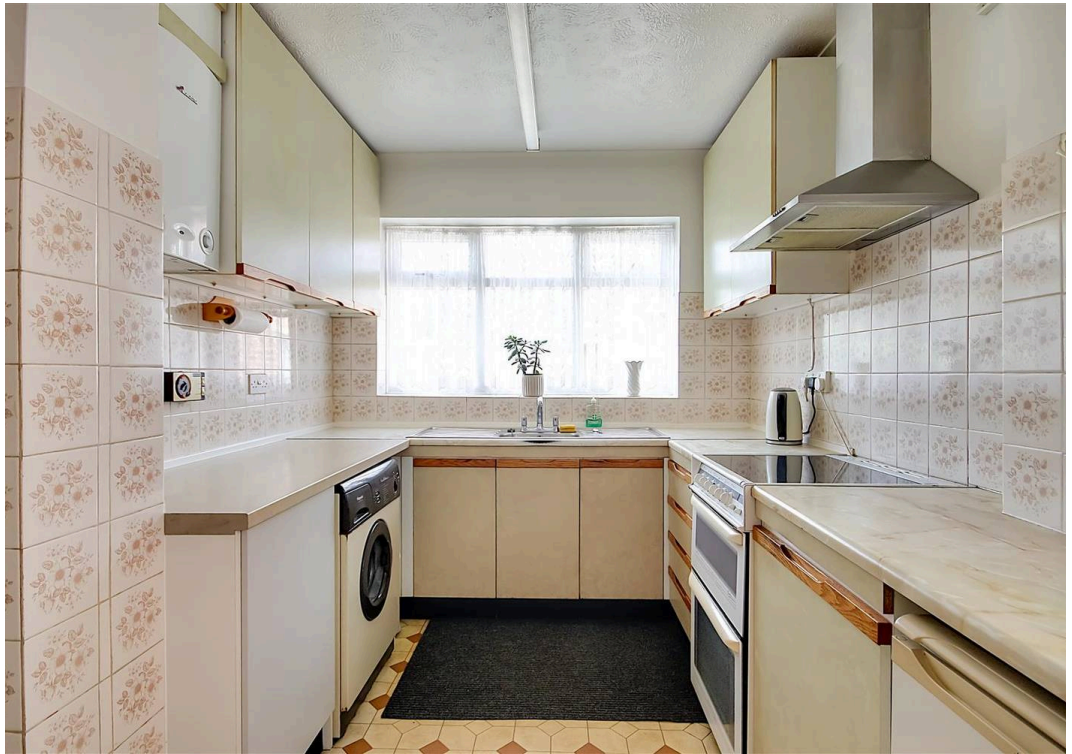
Patio area stepping onto large lawned area having various flower & shrub borders, timber built storage shed, greenhouse, veggie patch area, outside water butt, side laid to patio, gated side access.

Council Tax

Band D

Detached Garage

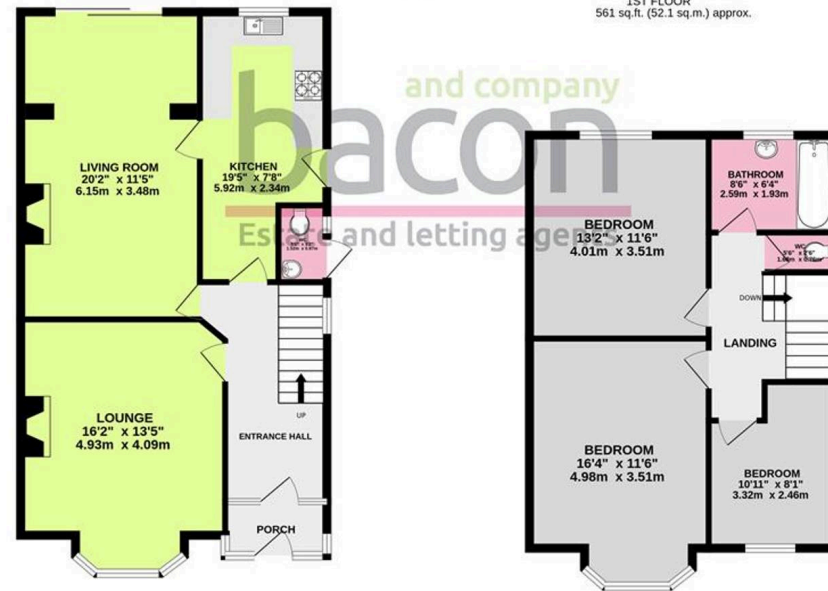
Having an up & over door, power, lighting & water.



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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