





146 Littlehampton Road

Worthing

We are delighted to offer for sale this well presented & extended three bedroom semi-detached family home, having the added benefit of off street parking & a detached brick built garage, the vendor is also suited.

In brief the property consists of an open plan extended living space from front to back of the property allowing light to flow through, there is also a fitted kitchen with larger cupboard space, on the first floor you have three well appointed bedrooms & a modern fitted shower room, there is also a useful loft space which has been recently insulated & boarded for extra storage space, externally you have off street parking on the front for three plus vehicles with a private driveway gated to the side offering further parking or storage space, leading to a detached garage.

Call today to arrange your viewing.

Council Tax band: C

Tenure: Freehold

- Extended Semi-Detached Family Home
- Three Bedrooms
- Intercommunicating Reception Rooms
- Modern Fitted Shower Room
- Plenty Of Off Street Parking & Detached Garage
- Close To Local Amenities & Schools
- Easy Access To A27 & A259
- Vendor Suited
- EPC Rating D



Entrance Porch

8' 1" x 3' 1" (2.46m x 0.94m)

Tiled flooring, PVCU double glazed front door, further front door through to Entrance Hallway.

Entrance Hallway

13' 5" x 5' 6" (4.09m x 1.68m)

Stripped original wooden flooring, radiator, stairs to first floor landing, access to understairs storage cupboards one of which houses meters, wall mounted heating control panel, skimmed & coved ceiling, feature ceiling rose.

Lounge

13' 3" x 12' 0" (4.04m x 3.66m)

Stripped wooden flooring, radiator, double glazed window, feature fireplace with attractive surround & wooden mantle, double opening doors into Reception Room Two, skimmed & coved ceiling.

Reception Room Two

17' 10" x 9' 8" (5.44m x 2.95m)

Stripped wooden flooring, radiator, a range of built in shelving spaces, feature fireplace with attractive surround & wooden mantle, skimmed & coved ceiling, opening into Extension.

Extension To Rear

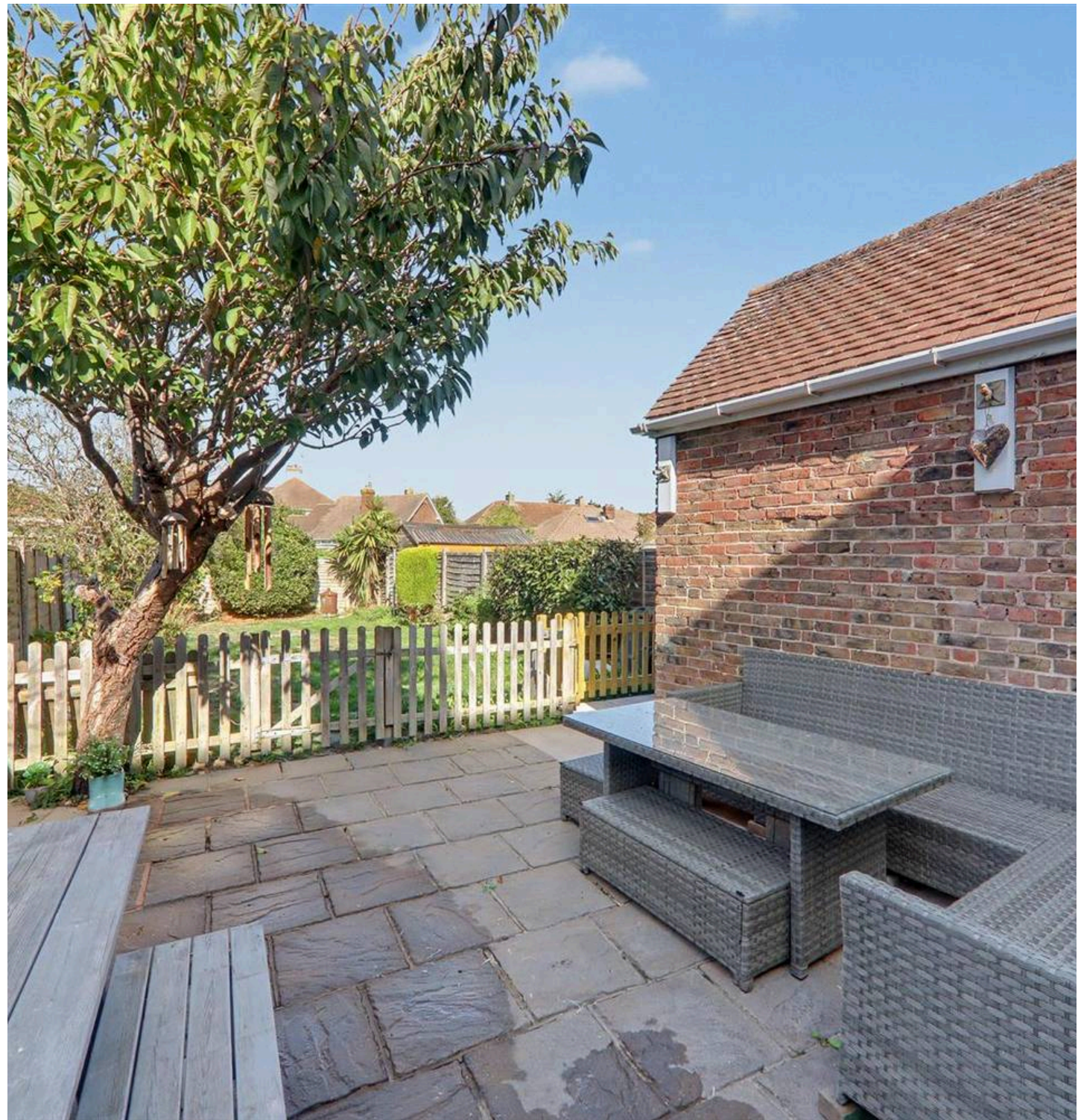
10' 0" x 7' 4" (3.05m x 2.24m)

Currently set up as dining space, vinyl flooring, two PVCU double glazed windows, spotlights, skylight, double glazed doors opening into rear garden, skimmed & coved ceiling.

Fitted Kitchen

14' 1" x 8' 6" (4.29m x 2.59m)

Tiled flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for oven, inset porcelain butler sink unit with mixer tap & wooden double drainer, space for fridge freezer, space for washing machine, tumble dryer & dishwasher, fitted larder cupboard having various shelving units, wall mounted Worcester Bosch combination boiler, two double glazed windows, double glazed door leading to rear garden, skimmed ceiling with coving, spotlights.





First Floor Landing

7' 10" x 7' 6" (2.39m x 2.29m)

Original stripped wooden flooring, double glazed window, loft hatch access with drop down ladder (loft has been recently insulated), skimmed ceiling with coving.

Bedroom One

13' 2" x 10' 1" (4.01m x 3.07m)

Vinyl flooring, radiator, PVCU double glazed window, skimmed & coved ceiling, feature ceiling rose.

Bedroom Two

13' 0" x 10' 1" (3.96m x 3.07m)

Carpeted flooring, radiator, PVCU double glazed window, skimmed & coved ceiling, feature ceiling rose.

Bedroom Three

7' 9" x 7' 6" (2.36m x 2.29m)

Stripped & painted original wooden flooring, radiator, two PVCU double glazed windows, skimmed & coved ceiling, feature ceiling rose.

Shower Room

9' 0" x 7' 4" (2.74m x 2.24m)

Wooden flooring, fitted double width shower cubicle having an integrated power shower with rainforest fall shower head, low flush WC, hand wash basin with mixer tap & vanity unit below, ladder style heated towel rail, fully tiled walls, fitted cupboard with various slatted shelving units, two double glazed windows, extractor fan.

Front Garden

Mainly laid to block paving offering off street parking for four plus vehicles, gated side access, enclosed flower bed.

Rear Garden

Patio area stepping onto large lawned area having various mature shrub & flower borders, fence enclosed, private driveway to the side of the property gated for privacy, leading to detached garage.

OFF STREET

4 Parking Spaces

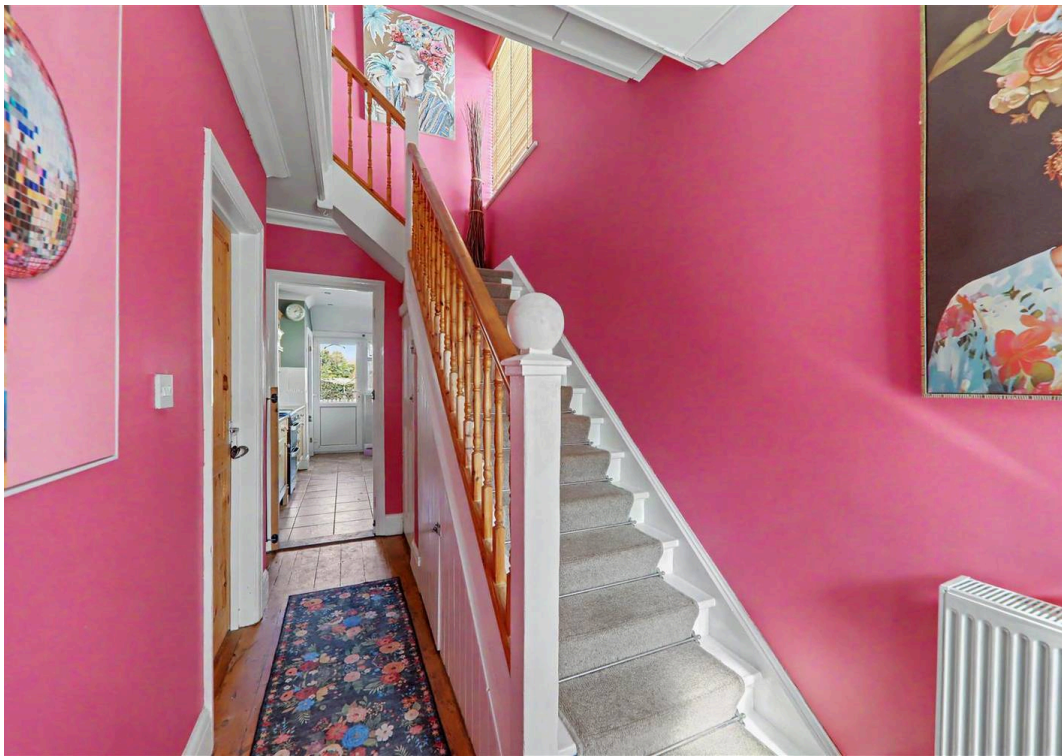
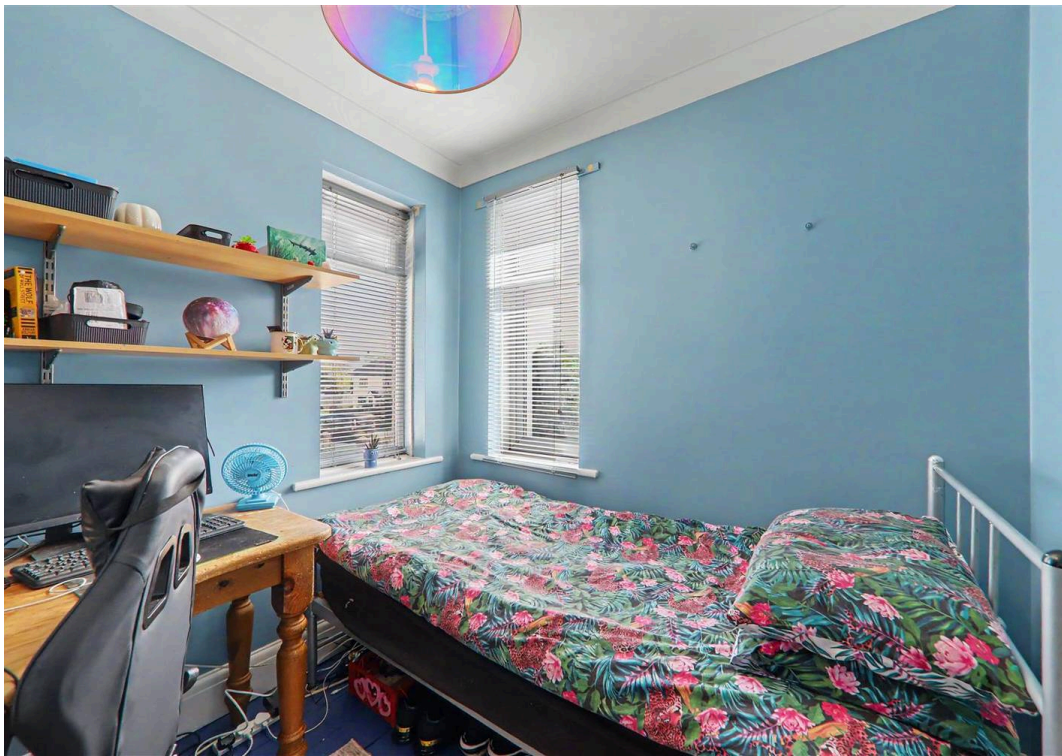
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GARAGE

Single Garage

Having an up & over door, power & lighting, workbench area to the rear, window, mezzanine storage area.





GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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