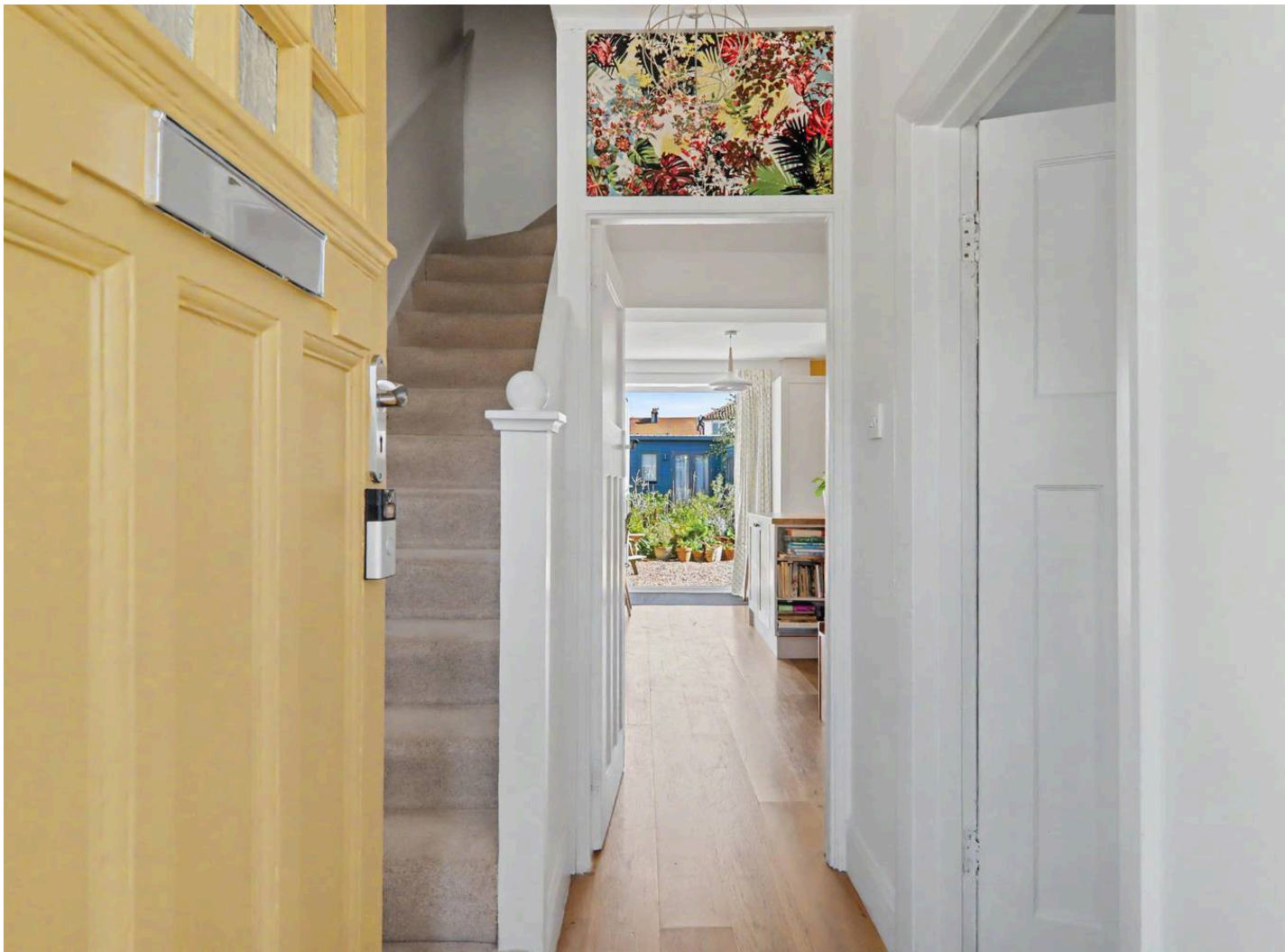






28 Hadley Avenue

Worthing

A three bedroom extended semi detached family home benefiting from driveway and home office/studio in rear garden. Briefly the accommodation comprises: porch, entrance hall, living room, open plan kitchen/dining room, ground floor wc, landing, three bedrooms and bathroom/wc. Externally there is rear garden with home office and driveway to front with parking for two vehicles. CHAIN FREE.

The property is in this popular location of Broadwater being close to Lyons Farm retail park, short walk to the South Downs and easy access to the A27, Train links to London and Brighton, buses to hospital and seafront with cafes, restaurants and shops.

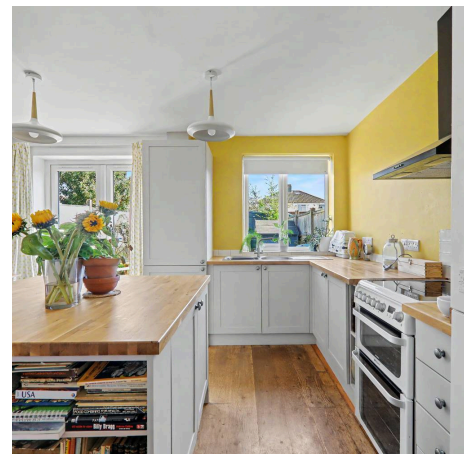
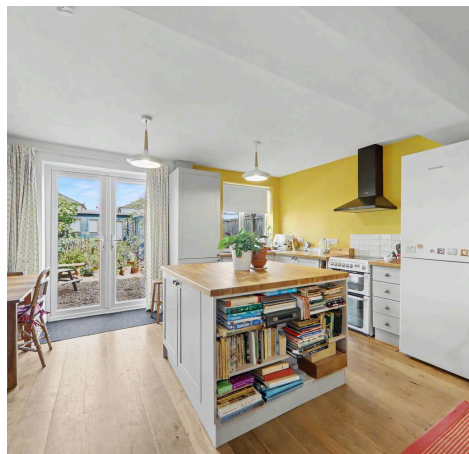
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi Detached House
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Rear Garden and Home Office/Studio
- Driveway with parking for two vehicles
- Bay Front Living Room
- Walking distance to Lyons Farm and South Downs
- Easy Access to A27
- Close to local parks, schools and Amenities



Porch

Original glazed wood door leading into:

Entrance Hall

Radiator.

Living Room

13' 5" x 10' 1" (4.09m x 3.07m)

Double glazed bay window to front. Radiator. Built in shelving.

Currently arranged as a library/office.

Kitchen / Dining Room

17' 6" x 15' 2" (5.33m x 4.62m)

Solid wood bespoke shaker style kitchen with square edge oak work surface having inset dual bowl stainless steel sink with mixer tap and draining board. Space for four ring electric cooker with extractor cooker hood over. Space for fridge freezer. Matching range of cupboards and drawers. Cupboard housing wall mounted 'Baxi' combination boiler supplying gas central heating and hot water.

Kitchen island with square edge oak worksurface and cupboard for storage below. Space and plumbing for washing machine.

Understairs storage cupboard housing electric and gas meters and water stopcock. Radiator. Double glazed window. Double glazed French doors leading to rear garden.

Ground Floor WC

Close coupled wc. Wall mounted sink with mixer tap. Double glazed window. Extractor fan.

Landing

Access to loft space via hatch which comprises insulation, boarding and telescopic pull down ladder. Recessed storage cupboard with shelving over bulkhead.

Bedroom One

10' 9" x 9' 10" (3.28m x 3.00m)

West facing double glazed window to front. Radiator.



Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m)

Double glazed window overlooking rear garden. Radiator.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window overlooking rear garden. Radiator.

Bathroom / WC

White suite comprising panelled bath with mixer tap. Wall mounted shower controls with attachment. Glazed shower screen. Vanity unit with wash hand basin, mixer tap, and cupboard below. Close coupled WC. Ladder style towel radiator. Extractor fan. Double glazed window.

External Home Office / Studio

13' 2" x 9' 1" (4.01m x 2.77m)

Timber built. Power and LED strip lighting. Two double glazed windows. Double glazed French doors. Rubber slate roof.

Thermostatically controlled electric heater. Internet cable supplied from the router.

Rear Garden

Area of shingle with space for outdoor furniture. Paved walkway to home office/studio. Timber built shed. Timber built play house. 6 foot fence surround. Various fruit trees to the border with flower and vegetable garden. Access to front via side gate and sideways. Outdoor water tap and electric socket.

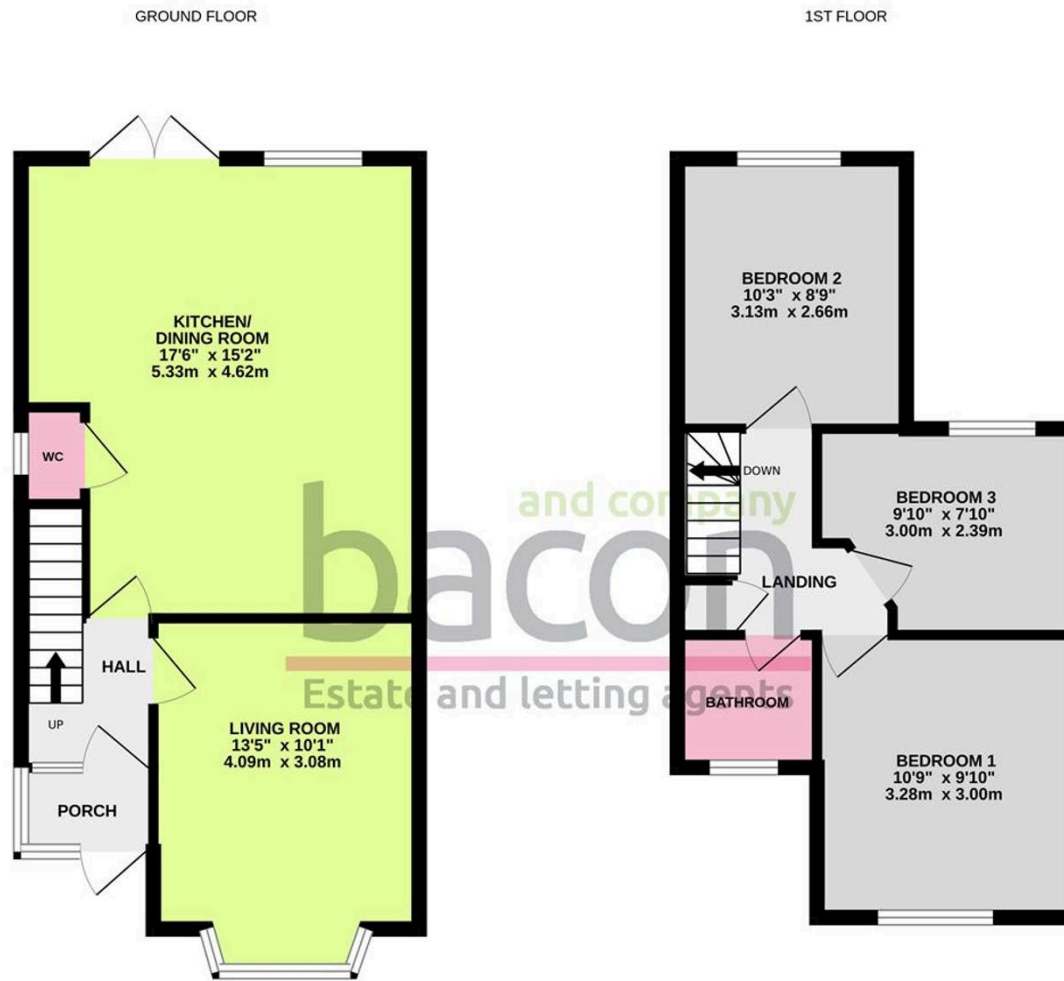
DRIVEWAY

2 Parking Spaces

Hardstanding with border of wildflowers. Space for two vehicles.







TOTAL FLOOR AREA : 807sq.ft. (75.0 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.
Made with Metropix ©2006.

Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

01903524000 · broadwater@baconandco.co.uk · www.baconandco.co.uk

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 confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.