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Estate and letting agents

73 Upper Brighton Road, Worthing - BN14 9HZ

Guide Price £800,000



73 Upper Brighton Road

Worthing

A four bedroom detached mock tudor family home located within the highly sought after catchment area of Charmandean and benefitting from an approx 150ft Rear Garden. Briefly the accommodation comprises: enclosed entrance porch, hall, living room, conservatory, dining room, kitchen, utility room, first floor landing, four bedrooms, family bathroom and loft. Externally there is private driveway providing parking for multiple vehicles, double length garage, front and rear garden as well as a further wc accessible from rear garden. Further benefits included gas central heating and double glazing throughout. Some original features remain including high level skirting board, front door, cornice ceiling and internal doors. CHAIN FREE.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

GROUND FLOOR

Entrance Porch
Original timber door. Tiled floor with further original timber door to:

Hall
Radiator. Understairs storage cupboard. High level skirting board.

Living Room
22′ 8″ x 11′ 10″ (6.91m x 3.61m)
Triple aspect. Double glazed bay window to front. Double glazed window to side. Two radiators. Feature ceiling. Three wall lights.

Conservatory
24′ 4″ x 16′ 0″ (7.42m x 4.88m)
L shaped. Double glazed window surround with double French doors leading to rear garden. Two radiators. Perspex roof.

Dining Room
16′ 4″ x 11′ 9″ (4.98m x 3.58m)
Double glazed bay window to front. Radiator.

Kitchen
11′ 5″ x 11′ 2″ (3.48m x 3.40m)
Roll edge work surface having inset single draining one and a half bowl stainless steel sink with mixer tap and draining board. Fitted oven. Four ring gas hob. Space and plumbing for dishwasher. Space for undercounter fridge and freezer. Matching range of units including cupboards, drawers and eye level wall units. Double glazed window to side. UPVC door to side. Door to:

Utility Room
7′ 9″ x 4′ 4″ (2.36m x 1.32m)
Work surface with space and plumbing for washing machine. Two double glazed window. Wall mounted ‘Ideal’ boiler.

Ground Floor WC
Located understairs. Fully tiled floor and walls. Close coupled wc. Wall mounted corner wash hand basin. Double glazed window.



FIRST FLOOR

Landing
Return staircase from hallway. Recessed shelved linen cupboard hosing hot water tank. Access hatch to loft.

Bedroom One
18′ 2″ x 15′ 1″ (5.54m x 4.60m)
Double glazed bay front window with two further double glazed windows to front and side. Radiator. Feature fireplace. Built in triple wardrobe with shelving and hanging rail.

Bedroom Two
16′ 6″ x 11′ 10″ (5.03m x 3.61m)
Double glazed bay window to front. Radiator.

Bedroom Three
11′ 10″ x 8′ 1″ (3.61m x 2.46m)
Double glazed window to side. Radiator. Feature fire place.

Bedroom Four
11′ 1″ x 7′ 4″ (3.38m x 2.24m)
Double glazed window overlooking rear garden. Radiator.

Bathroom/wc
White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close coupled wc. Towel radiator. Mirrored medicine cabinet. Double glazed window.





REAR GARDEN

150′ 0″ x 60′ 0″ (45.72m x 18.29m)

Approx measurements. Majority being laid to lawn and sectioned into two halves. The front half has mature borders of trees, bushes and shrubs. The rear half benefits from allotment area and compost heap attracting wildlife.

FRONT GARDEN

Bark chippings and small shurbs to side. Mature bushes and trees to front. Formal wall.

Double garage

2 Parking Spaces

Brick built. Double length. Pitched roof. Power and light. Double opening doors. 36′1 x 9′1 (11.00 meters x 2.77 meters)

Driveway

Block paved. Parking for multiple vehicles.



















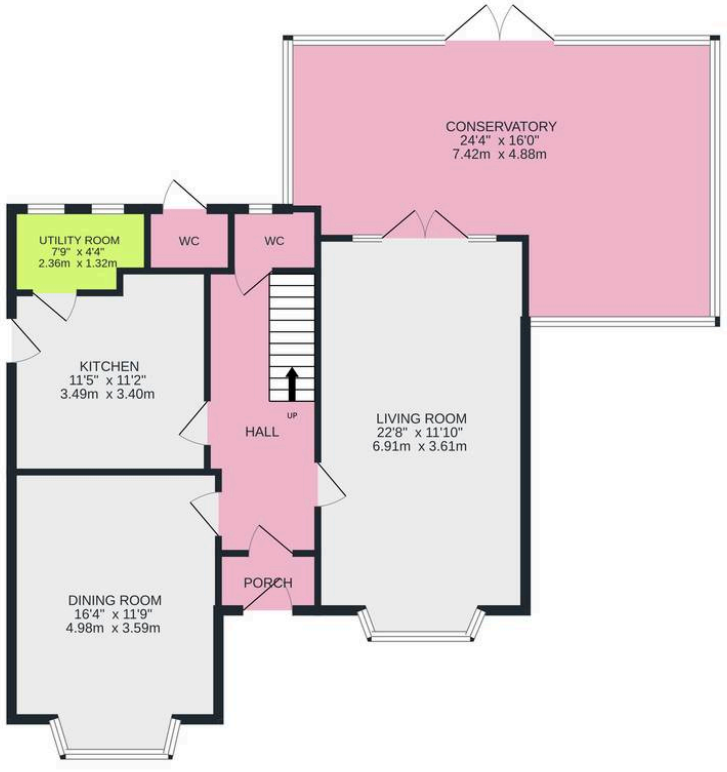





CARLTON HOUSE



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.6 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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