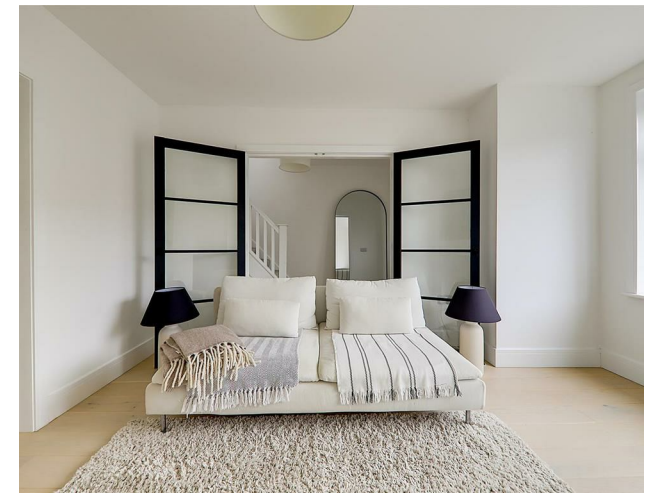




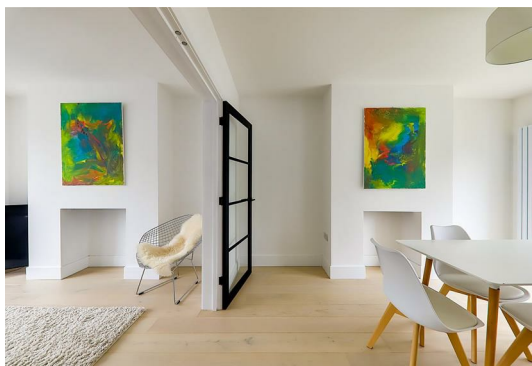
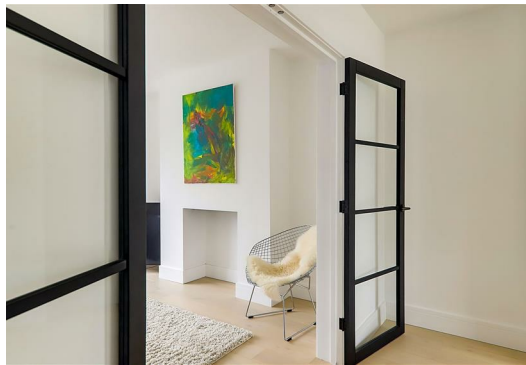
48 Shandon Road, Worthing, BN14 9DX
Guide Price £450,000

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The accommodation consists of a reception hall, lounge, feature open plan kitchen/dining room, ground floor cloakroom, first floor landing, three bedrooms, bathroom/w.c, loft, private driveway, garage and rear garden.

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Reception Hall

3.73m x 1.78m (12'3 x 5'10)

Accessed via a composite front door. Tall panel radiator. Engineered timber flooring. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.14m x 3.71m (13'7 x 12'2)

West aspect via double glazed windows. Chimney breast with display alcove. Radiator. Engineered timber flooring. Glazed French doors to the hall and kitchen/dining room.

Open Plan Kitchen/Dining Room

5.51m x 4.06m (18'1 x 13'4)

New fitted suite in 2024 comprising of a single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring induction hob with extractor hood over and fitted oven and grill below. Integrated fridge/freezer. Fitted and matching breakfast bar. Two tall panel radiators. Engineered timber flooring. Space for dining table and chairs. Chimney breast with display alcove. Levelled ceiling with spotlights. East aspect double glazed window and French doors to the rear garden.

Ground Floor Cloakroom

0.94m x 0.74m (3'1 x 2'5)

Concealed push button w.c. Wall mounted wash hand basin with mixer taps. Engineered timber flooring. Part wood panelled walls. Extractor fan. Levelled ceiling with spotlight.

First Floor Landing

South aspect obscure glass double glazed window. Levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.29m 0.00mx 4.45m (14'1 0x 14'7)

West aspect double glazed windows. Two fitted and mirror fronted double wardrobes. Radiator. Levelled ceiling.

Bedroom Two

3.58m x 3.10m (11'9 x 10'2)

East aspect double glazed windows. Radiator. Levelled ceiling.

Bedroom Three

2.21m x 2.01m (7'3 x 6'7)

West aspect double glazed window. Radiator. Levelled ceiling.

Bathroom/W.C

2.59m x 2.39m (8'6 x 7'10)

Re-fitted suite in 2024 comprising of a roll top bath with mixer taps and having tiled splashback with display alcove. Walk in shower cubicle with shower head, shower attachment, mixer taps, tiled surround and glazed screen. Push button w.c. Wall mounted wash hand basin with mixer taps, tiled splashback, drawer and display shelf below. Ladder design radiator. Electric shaver point. Tile effect LVT flooring. Levelled ceiling with spotlights. Two obscure glass double glazed windows.

OUTSIDE

Private Driveway

Brock block paved private driveway providing off street parking.

Rear Garden

With the first area of garden to be laid to Indian sandstone paving with space for garden table and chairs and a brick built store. The majority of garden is then laid to lawn with borders. Wooden gate providing side access.

Garage

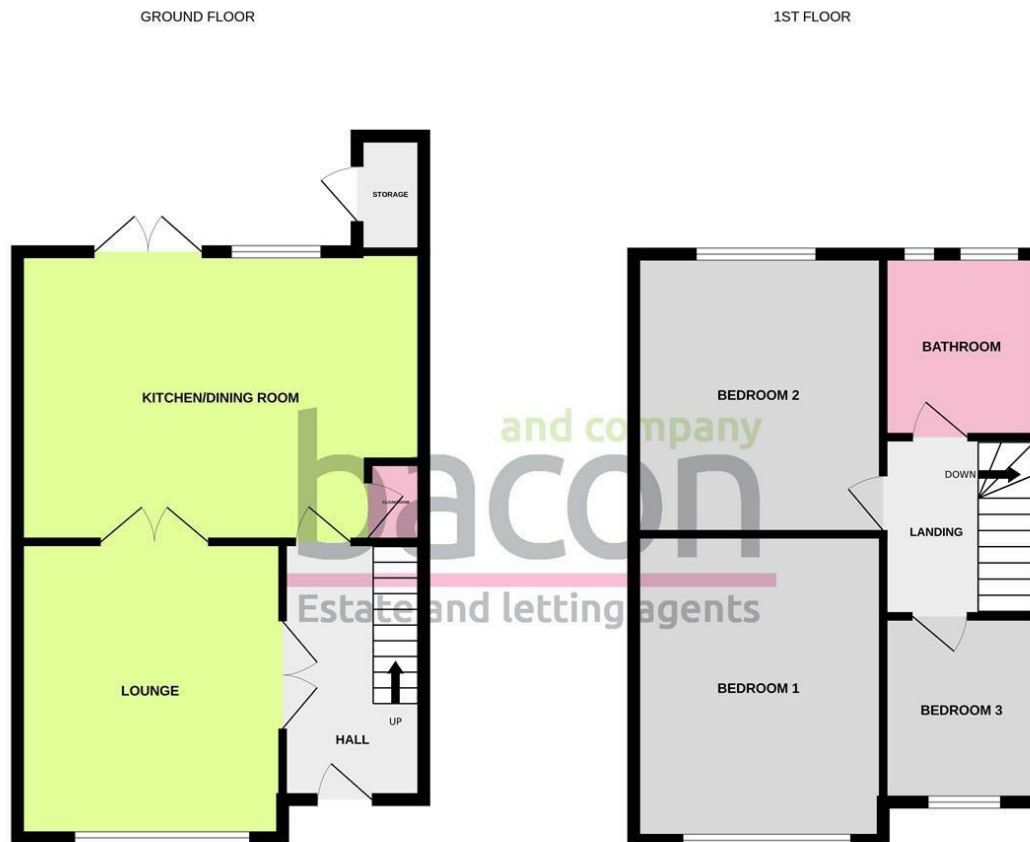
Garage

Accessed via an up and over door. Windows. Personal door to garden.

Council Tax

Council Tax Band C





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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