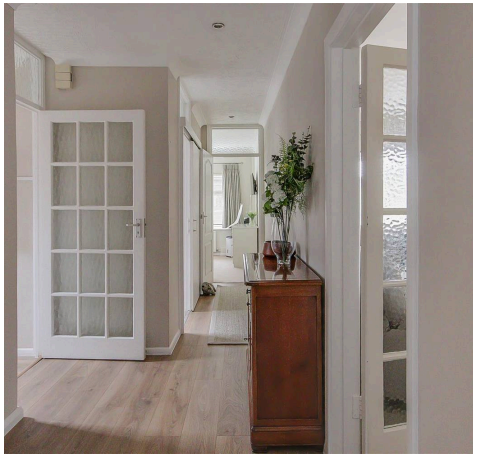


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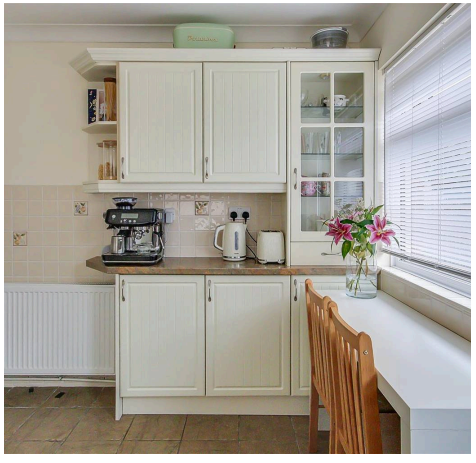
34 Rackham Road, Worthing - BN13 1LL

Offers Over £375,000









34 Rackham Road

Worthing

A popular three bedroom semi detached bungalow benefitting from driveway and garage. Briefly the accommodation comprises: spacious entrance hall, living room, kitchen, three bedrooms and bathroom/wc. Externally there are well maintained front and rear gardens, garage and driveway with standing for two or three vehicles. Further benefits include gas central heating and double glazing throughout. The property has been in the family since 2001 and the sellers are now looking to relocate closer to family out of the area which is the reason for the sale.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Bungalow
- Favoured Tarring Location
- Driveway & Garage
- Close to local schools, shops and amenities
- EPC Rating D
- Bathroom/wc
- Three Bedrooms
- Kitchen
- Living Room
- Maintained Front and Rear Gardens

Entrance Hall
Cupboard housing electrical consumer unit unit. Access to loft via hatch. Recessed storage cupboard with shelving. Inset ceiling spotlighting.

Living Room
15′ 9″ x 11′ 4″ (4.80m x 3.45m)
Double glazed window to front. Radiator. Wall lights. Woodburning stove with tiled slate hearth.

Kitchen
11′ 7″ x 9′ 5″ (3.53m x 2.87m)
Roll edge work surface having insect single draining stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Space for fridge/freezer. Fitted AEG oven. Four ring induction hob with 'Bosch' extractor cooker hood over. Matching range of cupboards, drawers, and eyelevel wall unit. Double glazed window overlooking rear garden. Double glazed door to rear garden. Inset ceiling spotlighting.

Bedroom One
12′ 3″ x 11′ 4″ (3.73m x 3.45m)
Double glazed window overlooking rear garden. Radiator. Matching built-in wardrobe, dressing and side table.

Bedroom Two
11′ 8″ x 9′ 8″ (3.56m x 2.95m)
Double glazed window to front. Radiator. Built-in fitted wardrobes with shelving and hanging rail.

Bedroom Three
8′ 6″ x 8′ 0″ (2.59m x 2.44m)
Double glazed window to side. Radiator.

Bathroom/wc
8′ 4″ x 5′ 5″ (2.54m x 1.65m)
Panelled bath with taps and wall mounted controls with shower over. Built-in vanity unit with wash hand basin, concealed cistern wc, and cupboards. Ladder style towel radiator. Two double glazed windows. Inset ceiling spotlighting. Tiled wall and floor.



REAR GARDEN

Well maintained rear garden with the majority being laid to lawn. Two areas of paving ideal for patio area with space for outdoor furniture. Borders of mature shrubs, trees, plants and bushes. 6 foot fence surround. Timber built shed.

FRONT GARDEN

Well maintained with area of laid to lawn and the rest being borders or bushes and plants. Further paved patio area.

GARAGE

Single Garage

Dimensions: 5.31m x 2.51m (17′5 x 8′3). Glazed window to rear. Brick built. Up and over door. Power and light. Private door to red garden.

DRIVEWAY

3 Parking Spaces

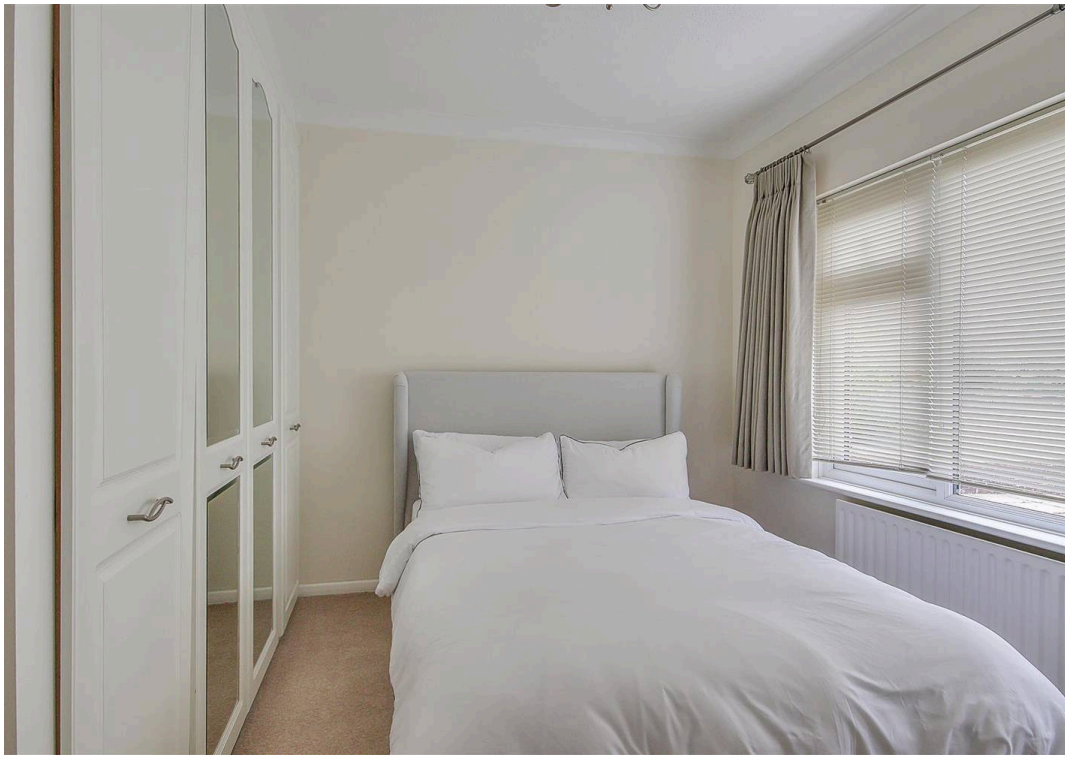
Hardstanding with space for 3 vehicles.







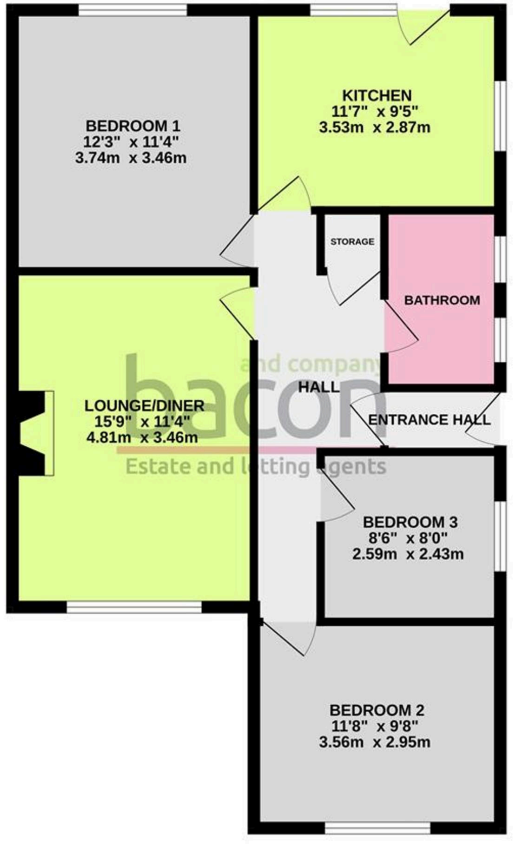








GROUND FLOOR



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.
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