



Glebeside Avenue, Worthing, BN14 7PR
Guide Price £450,000



A three bedroom semi detached family house in a most popular location with accommodation including as follows: Entrance porch, entrance hall, ground floor WC, lounge/diner. separate dining room, breakfast room, kitchen, study/ reception room, three first floor bedrooms and a newly fitted bathroom /WC. There are private gardens and off road parking to garage (converted to room). The property benefits from gas heating and is offered with vacant possession.

- Tarring Location
- Semi detached Family House
- Lounge/diner and Dining room
- Kitchen and Breakfast Room
- Ground Floor WC
- Converted Reception Room/Study
- Three Bedrooms/ Family Bathroom/WC
- Private Gardens/ Vacant Possession





Entrance Porch

Front door, double glazed window, door to:

Entrance Hall

Staircase to first floor with under stairs cupboard, radiator. door to:

Ground Floor WC

Low level flush WC, radiator, fully tiled walls.

Dining Room

5.21m x 3.35m (17'1 x 11'0)

Double glazed bay window to front, radiator, coved ceiling.

Lounge/Diner

6.40m x 3.05m narrowing to 2.74m (21'0 x 10'0 narrowing to 9'0)

Radiator, coved ceiling, double glazed patio doors to and overlooking the rear garden.

Kitchen

5.18m x 5.11m narr to 2.74m (17'0 x 16'9 narr to 9'0)

Comprising an excellent range of worktop surfaces with cupboards and drawers under incorporating a single



drainer sink unit and 5 ring Neff hob, Integrated dishwasher and space used for large fridge freezer, matching wall cupboards with underlighting and larger cupboards with spilt level oven, double glazed windows and door to garden, wood flooring, radiator, coved ceiling, double doors to:

Breakfast Room

2.79m x 2.59m (9'2 x 8'6)

Matching cupboards, space and plumbing used for washing machine, radiator, double glazed window, wood flooring, door to

Study/Reception Room

3.51m x 2.44m (11'6 x 8'0)

Formally part of the garage and adapted, levelled ceiling with inset lighting, wood flooring, radiator.

First floor Landing

Access to loft space, shelved cupboard and additional overstairs cupboard, double glazed window, coved ceiling.



Bedroom 1

5.21m x 2.77m (17'1 x 9'1)

Double glazed bay window to front, coved ceiling, radiator.

Bedroom 2

4.22m x 3.20m (13'10 x 10'6)

Radiator, coved ceiling, double glazed window.

Bedroom 3

2.44m x 2.31m (8'0 x 7'7)

Double glazed window, coved ceiling, radiator.

Bathroom/WC

Suite comprising panelled bath with shower over, wash hand basin with surrounding cupboards and personal mirror, low level flush WC, heated towel rail.

Rear Garden

Enclosed by fencing, raised border, artificial grass, paved patio area, summerhouse.

Front Garden

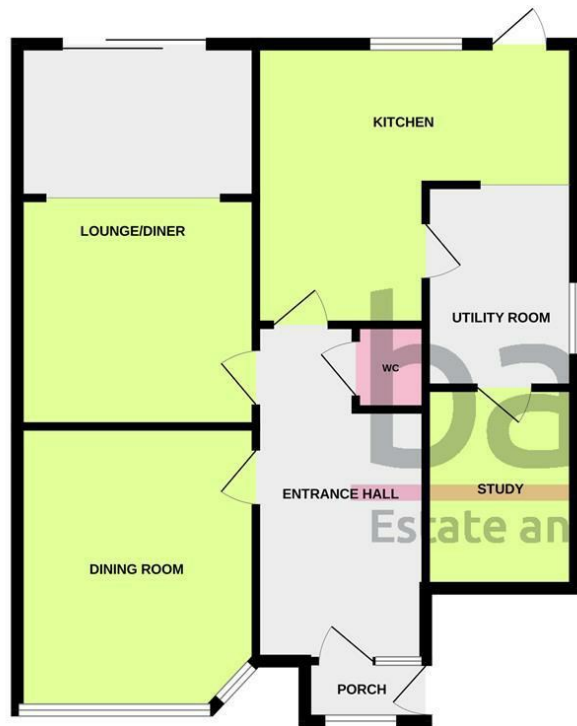
Mostly paved

Private Driveway/Garage

Off road parking for several cars and access to garage (converted to reception room)



GROUND FLOOR



1ST FLOOR



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		82
(69-80) C		
(55-68) D	67	
(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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