

Russell Ponsford

The Estate & Letting Agents

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49 OAKLEIGH ROAD, WORTHING, BN11 2QG.

AN EXTENDED AND WELL-PRESENTED 3 BEDROOM FAMILY HOUSE IN A QUIET RESIDENTIAL AREA.



PRICE

£169,950

FREEHOLD

THIS MID-TERRACE FAMILY HOUSE OFFERS GENEROUS ACCOMMODATION WITH PLEASANT VIEWS OVER THE LOCAL ALLOTMENTS TOWARDS THE SOUTH DOWNS. SOME OF THE MANY FEATURES INCLUDE:

- EXTENDED TERRACE FAMILY HOUSE
- THREE UPSTAIRS BEDROOMS
- MODERN RE-FITTED KITCHEN/DINING ROOM
- EXTENDED BATHROOM/WC
- SPACIOUS LOUNGE
- VENDOR SUITED
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- NEUTRALLY DECORATED
- OFF ROAD PARKING (STC)
- GOOD SIZE REAR GARDEN
- VIEWING IS ADVISED



Web: www.russellponsford.co.uk

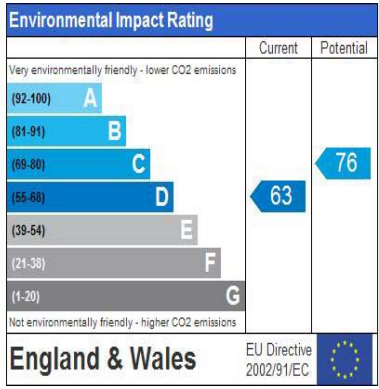
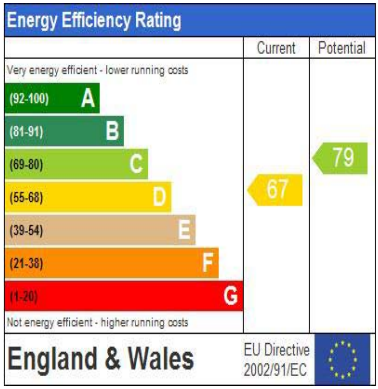
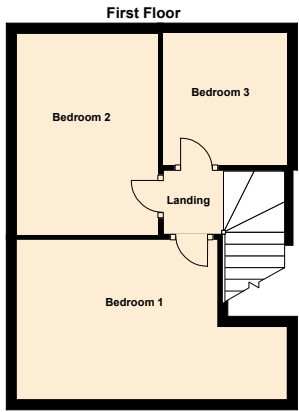
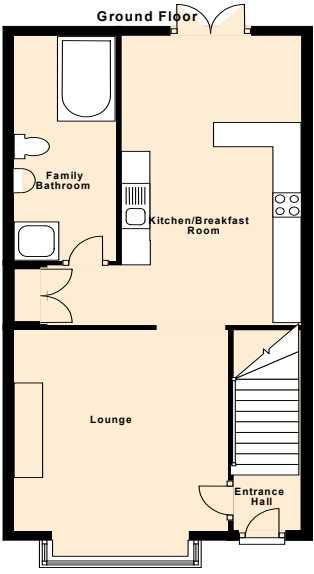


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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

- COVERED ENTRANCE** Part obscure double glazed uPVC front door to:
- ENTRANCE HALL:** Stairs to first floor landing, coved and flush ceiling, door opening to:
- LOUNGE (W):** 14'9" into bay x 12'1" (4.495m x 3.683m). Front aspect via double glazed bay fronted window, feature wooden fire surround with opening suitable for gas, electric or real fire set on marble hearth and matching insert, radiator, TV point, under stairs cupboard housing electric meters with ample storage space, two corner wall light points, flush ceiling, archway opening to:
- KITCHEN/DINING ROOM (E)** 19'1" x 9'10" (5.816m x 2.997m) narrowing to 9'2" (2.793m). Comprising 1 ½ bowl single drainer stainless steel sink with contemporary mixer taps set into black granite effect roll edged work surface with space and plumbing for washing machine and dishwasher, base cupboard and drawer below. Opposite having further matching work surface with fitted 4-ring Bosch gas hob and matching electric oven/grill below and extractor canopy above, range of matching base cupboards and drawers, tall pull-out shelved larder cupboard, cupboard space for upright fridge/freezer, range of matching eye level shelved units incorporating two glass display units, complimentary part tiled walls, radiator, laminate wood floor, flush ceiling with inset spotlights, cupboard housing wall mounted Alpha combination boiler supplying hot water and central heating, double glazed French doors opening out to rear garden patio, breakfast bar area, archway from Kitchen area to useful storage cupboard, further door to:
- FAMILY BATHROOM/ W.C.:** 15'9" x 4'7" (4.800m x 1.396m). Comprising white panelled corner bath with contemporary mixer taps and shower hose attachment, storage cupboard, matching low-level flush w.c. and white porcelain sink with contemporary mixer taps and useful shelving under, radiator, chrome ladder style towel rail, complimentary part tiled walls, flush ceiling with inset spotlighting, obscure double glazed window overlooking rear.
- FIRST FLOOR LANDING:** Loft hatch to roof void with retractable ladder, coved and flush ceiling with spotlights, doors to:
- BEDROOM 1 (W):** 12'2" into chimney breast (not including recess suitable for built in wardrobes) x 10'9" (3.708m x 3.276m). Front aspect via double glazed window, radiator, coved and textured ceiling.
- BEDROOM 2 (E):** 10'5" x 8'2" (3.175m x 2.489m). uPVC double glazed window overlooking rear, radiator, picture rail, coved and textured ceiling.
- BEDROOM 3 (E):** 7'5" x 6'9" (2.260m x 2.057m). Rear aspect via uPVC double glazed window, radiator, coved and textured ceiling.
- OUTSIDE:**
- REAR GARDEN (S & E)** Paved patio area leading off the rear of the property, steps down to crazy paved pathway leading to rear of garden, the remainder laid mainly to lawn with various mature flower and shrub borders, large timber garden shed to the rear with personal gate allowing rear access, pleasant views over allotments, outside water tap. Garden being enclosed by wooden fencing.
- FRONT GARDEN:** Laid to hard standing with potential for off road parking with coloured shingle borders, box housing gas meter.



Agent's Notes:
 All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.
 All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.