

Russell Ponsford

The Estate & Letting Agents

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91 CHURCH WALK, WORTHING, BN11 2NH

A DECEPTIVELY SPACIOUS & WELL PRESENTED 4 BEDROOM FAMILY HOME SITUATED WITH BOTH THE HOSPITAL & AMENITIES WITHIN EASY REACH.



PRICE

£250,000

FREEHOLD

A FOUR BEDROOM SEMI DETACHED HOUSE SITUATED LOCALLY THAT MUST BE VIEWED TO APPRECIATE. SOME OF THE MANY FEATURES INCLUDE:

- BAY FRONTED LOUNGE
- SEPARATE DINING ROOM
- SUPERB FEATURE KITCHEN
- GROUND FLOOR WC
- FOUR GOOD BEDROOMS
- MODERN FIRST FLOOR BATHROOM/WC
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- ATTRACTIVE FRONT & REAR GARDENS
- IDEAL FAMILY HOUSE
- CLOSE TO SEA
- VIEWING IS ADVISED



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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES:

- ENTRANCE HALL:** Double glazed front door to: Double banked radiator, telephone point, understairs cupboard, cloaks area.
- LOUNGE (S):** 14'6" x 12'. TV point, feature electric fire with timber mantle (original fire concealed), double banked radiator, double glazed bay window, double glazed side window.
- DINING ROOM (W):** 11' x 10'4". Radiator, double glazed window, further door to:
- KITCHEN (N):** 16'9" x 11'4" widening to 13'4". A superb room having been recently fitted with modern 'Shaker' style units and useful central island. Comprising roll edged working surfaces incorporating 1 ½ bowl sink with single drainer and mixer tap, ample base storage cupboards below concealing integrated dishwasher. Range of matching eye level cupboards concealing 'Alpha' combination boiler supplying hot water and central heating. Central island comprising roll edged work surfaces incorporating stainless steel 5 burner gas hob with matching digital electric fan assisted oven and grill, stainless steel extractor hood over. Tiled splashbacks, space for double fridge/freezer, wine rack, double banked radiator, under unit lighting, laminate flooring, double glazed patio door to garden, double glazed door to side passage.
- UTILITY AREA:** Space and plumbing for automatic washing machine and tumble dryer.
- GROUND FLOOR WC:** Suite comprising low level wc, wash hand basin, part tiled walls, double glazed window, vinyl flooring.
- FIRST FLOOR LANDING:** Access to loft space, linen storage cupboard.
- BEDROOM 1 (S):** 14'7" x 11'1". Double banked radiator, double glazed window to front and side.
- BEDROOM 2 (W):** 10'9" x 10'4". Feature open fireplace with timber mantle, radiator, double glazed window.
- BEDROOM 3 (N):** 11'10" x 9'2". Feature open fireplace, radiator, double glazed rear and side windows.
- BEDROOM 4 (S):** 10'6" x 5'5". Double glazed window, radiator.
- BATHROOM (N):** Having been refitted with a modern white suite comprising panelled shower bath with shaped glass shower screen surrounding, bidet, basin inset into counter top unit with storage under, partly tiled, low level wc with concealed cistern.
- OUTSIDE:**
- FRONT GARDEN (S):** Attractive, laid to lawn with mature shrub and hedge borders.
- REAR GARDEN (N):** Laid mainly to lawn, patio area, raised flower beds, outside water tap, brick built garden shed.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	