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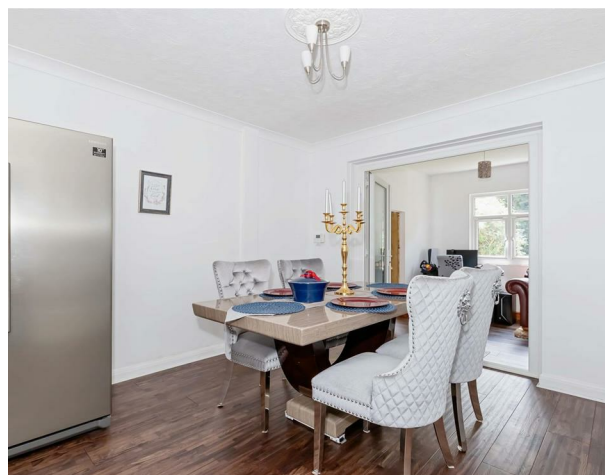
## Description

We are delighted to offer to the market this well-presented detached home, ideally situated in this favoured Worthing location with town centre shops, schools, restaurants, parks, bus routes, the beach, and the mainline station all nearby.

Accommodation offers a modern kitchen, three reception rooms, an office/utility room and a ground floor WC. Upstairs are three bedrooms and a family bathroom. The property also benefits from a driveway with off road parking and a south facing garden.

## Key Features

- Detached Home
- Three Reception Rooms
- Ground Floor WC
- South Facing Garden
- Three Bedrooms
- Home Office/Utility Room
- Off Road Parking
- Council Tax Band C

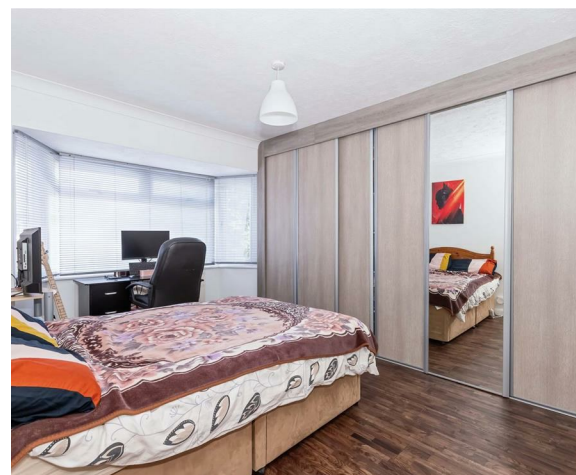
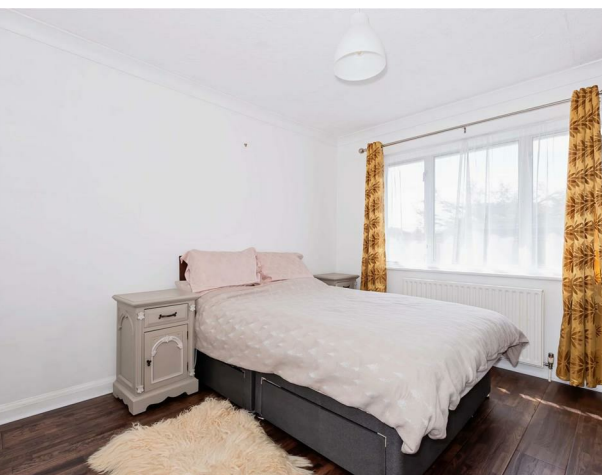


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Front door with glazed insert to:

#### Hallway

With wood effect flooring, radiator, under stairs storage recess with wall mounted electric consumer units and coving.

#### Lounge

**4.37m x 3.66m (14'04 x 12'0)**

Radiator, wood effect flooring, double glazed window to front, coving, wooden fire surround with marble effect insert and hearth, recessed storage cupboard, coving and double opening glazed doors to:

#### Dining Room

**3.35m x 3.05m (11'60 x 10'56)**

Wood effect flooring, radiator, coving, dimmer switch and double opening double glazed doors to:

#### Sitting Room

**4.70m x 2.44m (15'5 x 8'53)**

Matching wood effect flooring, double glazed windows with view of rear garden and double glazed door to the side.

#### Utility Room/Office

**4.57m x 2.13m (15'61 x 7'80)**

Window to front, worktop with space and plumbing for washing machine and tumble dryer, double glazed window to rear garden, shelved storage areas, cupboard enclosed Worcester boiler and laid wood effect flooring.

#### Kitchen

**2.13m x 2.13m (7'94 x 7'00)**

A range of high gloss fronted base and wall units with worktops incorporating a stainless steel sink with mixer tap, four ring gas hob with extractor fan over, fitted electric oven, tiled splashback walls, wood effect flooring, double glazed window and double glazed door to rear garden.

#### Ground Floor Cloakroom

Low flush WC, corner basin with mixer tap, secondary glazed window, wood effect flooring and vanity storage cupboard.

Stairs to:

#### First Floor Landing

Coving and double glazed window.

#### Bedroom One

**4.37m x 3.40m (into wardrobe) (14'4 x 11'2 (into wardrobe))**

Double glazed window to front, radiator, wood effect flooring and fitted wardrobe with hanging and shelving.

#### Bedroom Two

**3.35m x 3.05m (11'54 x 10'59)**

Double glazed window, wood effect flooring, radiator, fitted wardrobes featuring sliding doors, shelving, and hanging space.

#### Bedroom Three

**2.13m x 1.83m (7'18 x 6'75)**

Radiator and double glazed window.

#### Bathroom

Panel enclosed bath with shower screen and fitted over bath Mira shower, low flush WC, pedestal basin, tiled splashbacks, two frosted double glazed windows, cupboard with slatted shelves and hot water cylinder below, radiator and loft hatch.

#### Outside

Side access with outside tap.

#### Rear Garden

South facing garden with lawn area, mature trees and shrubs, outside power point and gate to front.

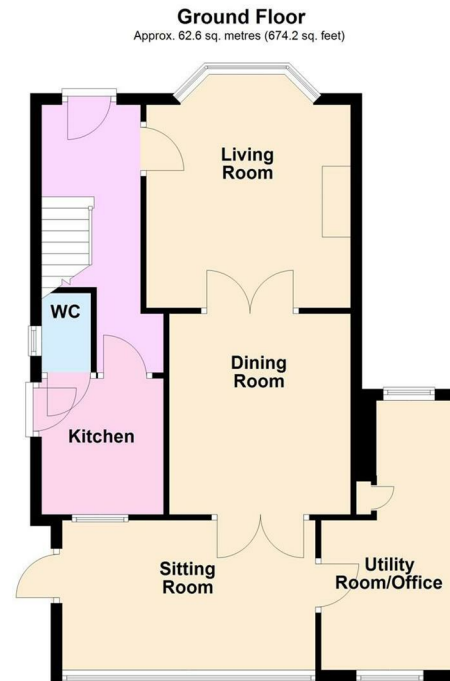
#### Front Garden

With herringbone laid car hardstanding area.





## Floor Plan Pavilion Road



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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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