



## Quantock Road, Worthing

Asking Price  
**£425,000**  
Freehold

- Semi-Detached House
- Four Bedrooms
- Modern Kitchen
- Spacious Lounge/Diner
- Double Glazed Conservatory
- Garage
- Ample Off-Road Parking
- EPC Rating - D
- Westerly Aspect Rear Garden
- Council Tax Band - D

We are delighted to offer to the market this beautifully presented, four-bedroom semi-detached house ideally situated in this favoured Salvington location with local schools, shops, parks, bus routes, St. Michael's Catholic Church, and both the A27 and A24 all nearby. Accommodation comprises a spacious open-plan lounge/diner, a modern kitchen, and a double glazed conservatory. Upstairs, over two floors, there are four bedrooms, three of which are doubles, a family bathroom with a separate WC, and a shower room. Other benefits include ample off-road parking, a garage, and a low-maintenance westerly aspect rear garden.

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## Accommodation

leaded light UPVC double glazed door to:

### Entrance Hallway

Radiator. Understairs storage cupboard. Attractive wood effect herringbone laid flooring. Double glazed window.

### Lounge/Diner 24'3" x 11'9" max narrowing to 9'10" (7.41 x 3.60 max narrowing to 3.01)

Attractive wooden fire surround with marble insert and real gas flame fire. Two radiators. Attractive herringbone laid Karndean wood effect flooring. Double glazed window to front with open aspect. Coving. Double glazed door and window to conservatory.

### Kitchen 11'0" x 7'9" (3.37 x 2.37)

Range of high gloss fronted base and wall units. Pull out larder cupboard. Integrated fridge/freezer. Integrated dishwasher. Attractive Corian work surfaces with in-built contemporary black sink with flexible mixer tap. Fitted Neff four ring hob with extractor fan over. Electric fan assisted Neff oven and matching Neff microwave. Down lights. Double glazed window to side. Double glazed window and door with view of rear garden. Attractive herringbone laid Karndean wood effect flooring. Tiled walls.

### First Floor Landing

Stairs leading up. Double glazed window. Door to:

### Bedroom Two 12'11" x 10'7" (3.94 x 3.24)

Laminate laid wood flooring. Radiator. Double glazed window to front. Coving.

### Bedroom Three 10'11" x 10'0" (3.34 x 3.05)

Laminate laid wood flooring. Radiator. Double glazed window with view of rear garden. Coving.

### Bedroom Four 7'10" x 5'11" (2.40 x 1.82)

Radiator. Double glazed window.

### Bathroom

Panel enclosed bath with telephone style mixer tap, shower attachment and handles. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Heated towel rail. Frosted double glazed window. Cupboard housing Worcester boiler (last serviced in July 2024).

### Separate WC

Low level flush WC. Tiled floor and walls. Frosted double glazed window.

### Second Floor Landing

Stairs leading up. Door to:

### Bedroom one 14'1" x 12'5" (4.30 x 3.80 )

Radiator. Range of eaves fitted wardrobes with hanging and shelves. Double glazed window with view of rear garden.

### Shower Room

Fitted corner shower with Mira power shower. Low level flush WC. Pedestal wash hand basin. Radiator. Tiled floor and walls. Extractor fan. Frosted double glazed window.

### Conservatory 8'11" x 7'6" (2.72 x 2.30)

Double glazed windows and double opening doors to garden. Tiled floor.

### Garden

Westerly aspect. Brick laid patio and raised decking area. Gate with side access to drive.

### Front Garden

Large lawn area. Brick laid car hard standing area. Shared driveway to:

### Garage

Up and over door. Side entrance.

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# Floorplan



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		65	78
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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