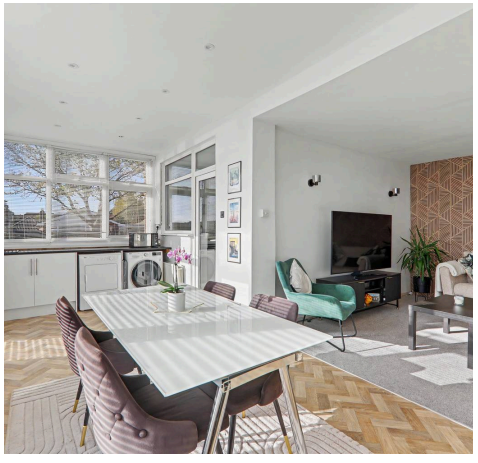


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Estate and letting agents

15 Brendon Road, Worthing - BN13 2PS









15 Brendon Road

Worthing

An extended three to four bedroom semi detached house forming part of the Salvington catchment area, close to local shops, schools and amenities. The property offers versatile accommodation consisting of a reception hall, lounge, conservatory, kitchen, office/bedroom four, first floor landing, three first floor bedrooms, bathroom/w.c, loft, private driveway, garage and gardens to three sides.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End Terraced Family House
- Three/ Four Bedrooms
- Salvington Catchment Area
- Feature Open Plan Living
- Fitted Kitchen & Utility Area
- Large Corner Plot
- South & West Aspect Gardens
- Driveway & Garage
- EPC Rating D

Reception Hall
9′ 9″ x 6′ 3″ (2.97m x 1.91m)
Accessed via an obscure glass double glazed front door with matching window to side. Radiator. Wood laminate flooring. Levelled ceiling. Textured ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge
12′ 3″ x 11′ 6″ (3.73m x 3.51m)
Wall mounted electric fire. Part wood panelled walls. Two wall light points. Levelled ceiling. Opening to conservatory.

Kitchen
13′ 6″ x 9′ 9″ (4.12m x 2.97m)
Modern fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboard below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring electric hob with extractor hood over and fitted oven and grill below. Space for American design fridge/freezer. Part tiled walls. Tall panel design radiator. Wood laminate flooring. Levelled ceiling with two ceiling light points. West aspect double glazed door to side garden. South aspect double glazed window and door to the conservatory.

Conservatory & Utility Area
21′ 2″ x 8′ 2″ (6.45m x 2.49m)
Dual aspect via South and West facing double glazed windows with fitted blinds and set on a brick base. Roll top work surface having storage cupboard and space for washing machine and tumble dryer below. Radiator. Wood effect vinyl flooring. Levelled ceiling with spotlights. Double glazed single door and French doors to the rear garden.

Office / Bedroom Four
11′ 6″ x 7′ 7″ (3.51m x 2.31m)
North aspect via double glazed windows with fitted blinds. Part wood panelled walls. Radiator. Levelled ceiling.



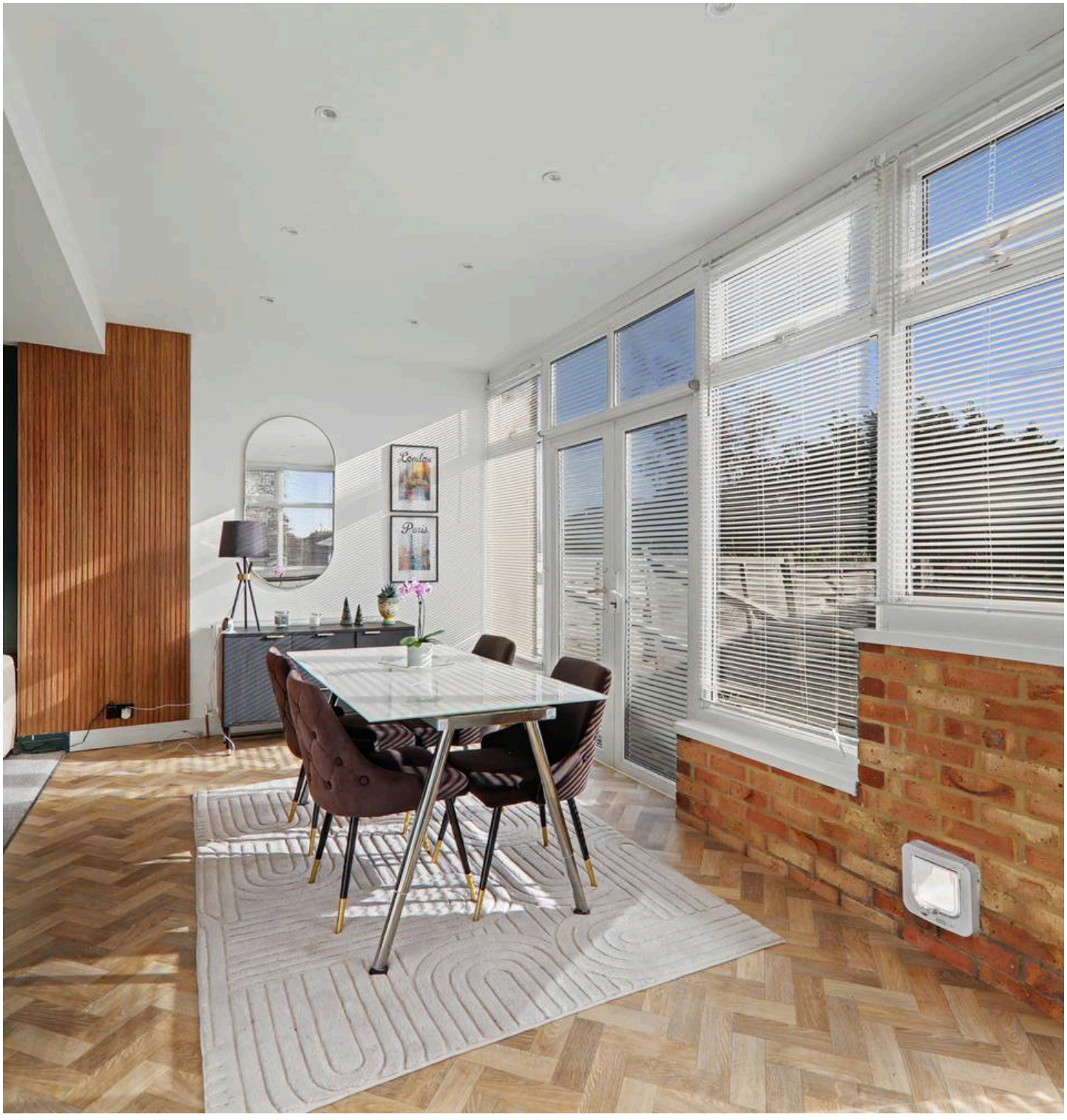
First Floor Landing
10′ 9″ x 11′ 6″ (3.28m x 3.51m)
Galleried style landing. North aspect double glazed window with fitted blind. Textured ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One
11′ 6″ x 10′ 10″ (3.51m x 3.30m)
South aspect double glazed windows. Fitted mirror fronted bedroom wardrobes. Radiator. Dimmer switch. Levelled ceiling.

Bedroom Two
11′ 6″ x 8′ 9″ (3.51m x 2.67m)
North aspect double glazed windows. Radiator. Levelled ceiling.

Bedroom Three
9′ 10″ x 7′ 0″ (3.00m x 2.13m)
South aspect double glazed windows. Radiator. Textured ceiling.

Bathroom/W.C
6′ 8″ x 6′ 3″ (2.03m x 1.91m)
Re-fitted suite comprising of a panelled bath having mixer taps with shower attachment and shower screen over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Ladder design radiator. Wood effect vinyl flooring. Levelled ceiling. Obscure glass double glazed window.



FRONT GARDEN

Divided into lawn and slate shingle areas and with a pathway to the homes front door.

SIDE GARDEN

South and West aspect with the first area of garden being laid to wood decking to the length of the home and offering ample space for garden table and chairs, an outside water tap and external power socket. The remainder of garden is then laid to lawn and artificial lawn. Timber workshop/den with window, power and light. Double gates to the driveway.

REAR GARDEN

South aspect, paved and tiered on three levels.

DRIVEWAY

1 Parking Space

Providing an off street parking space and leading to the garage.

GARAGE

Single Garage

Accessed via an up and over door.











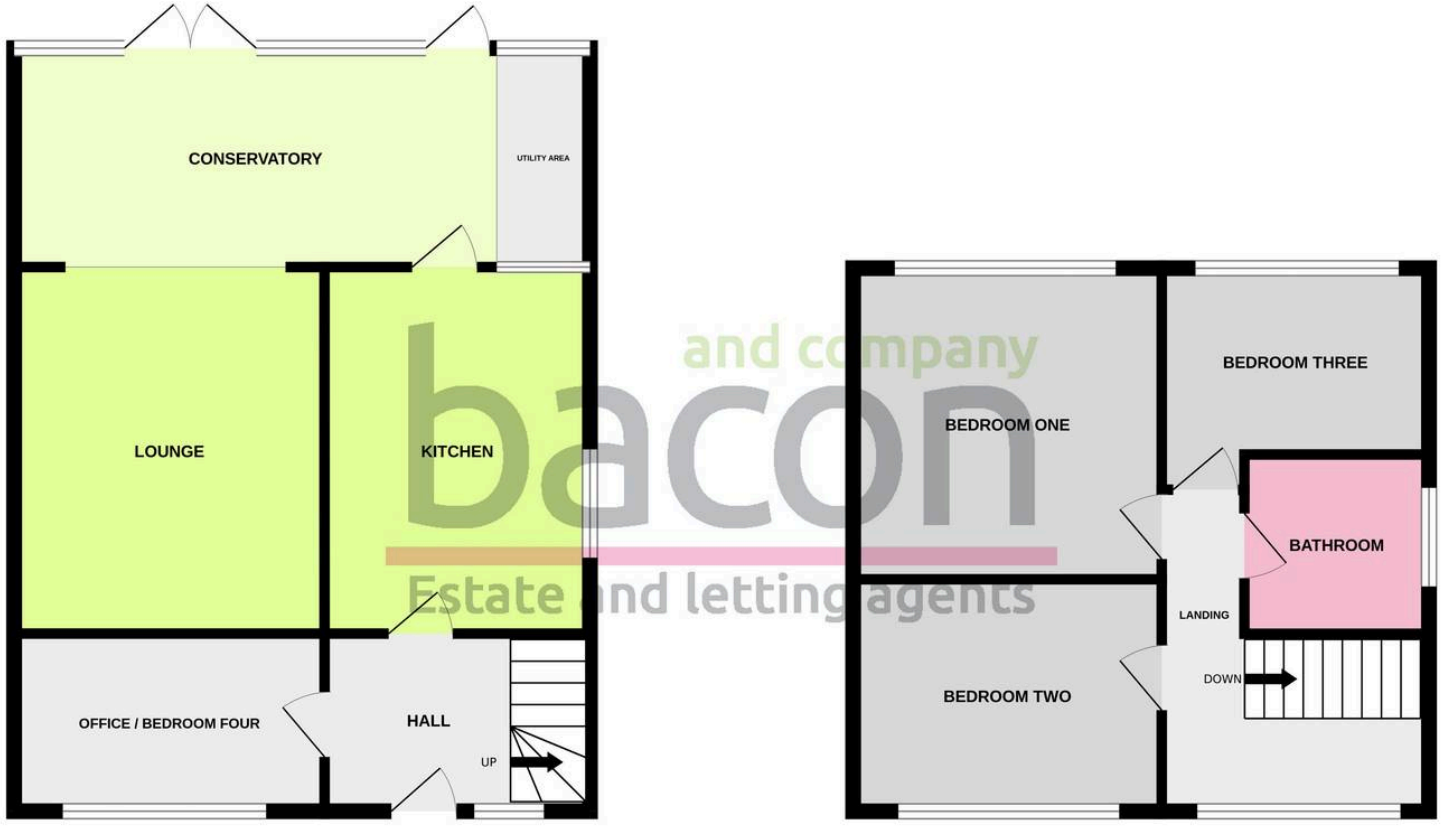






GROUND FLOOR

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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