



12 Rackham Road | Worthing | West Sussex | BN13 1LH

Offers Over **£425,000**



We are delighted to be able to offer a well presented semi detached bunaglow to the market. The property has three bedrooms, separate lounge, fitted kitchen and modern shower room. The property also benefits from off road parking, garage which has been split into storage, utility area and no ongoing chain.



Key features:

- Semi Detached Bungalow
- Three Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room
- Gas Fired Central Heating & Double Glazed Windows
- Low Maintenance Rear Garden
- Garage Split Into Storage & Utility Area
- Off Road Parking
- Chain Free

 3 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL Front door leading into the entrance hall with doors to all rooms. To the front of the property there is bedroom one which has shutters fitted, bedroom three also benefits from shutters. Bedroom two which is currently being used as a dining room can be found at the rear of the property with doors leading out to the rear garden. The re fitted shower room has walk in shower with glass surround, wash hand basin, WC and cupboard with access to airing cupboard housing the boiler. The lounge is south facing with shutters and fireplace. The fitted kitchen has white wall and base units built in eye level double oven, gas hob, extractor above, space for fridge/ freezer, space for dishwasher, sink, drainer, breakfast bar, door leading out to the rear garden. The garage has been split into two providing a utility area with space and plumbing for washing machine, the back section of the garage offers storage.

EXTERNAL To the front of the property it has been laid to hardstanding providing plenty of off road parking, gate leading to the rear garden. The rear garden has been laid to paving with

decked area, flower bed border, access to garage and timber summer house.

SITUATED in the sought after Tarring area with local shops being available at Tarring village including pubs, restaurants and local shops. The property also falls within the popular Thomas A Becket School catchment area. The property is approximately 1 mile from West Worthing station. The A27 is within a few minutes' drive and main bus routes run along close by Littlehampton Road.

ENTRANCE HALL

LOUNGE 15' 11" x 11' 5" (4.85m x 3.48m)

KITCHEN 11' 9" x 9' 6" (3.58m x 2.9m)

BEDROOM ONE 11' 8" x 9' 11" (3.56m x 3.02m)

BEDROOM TWO 8' 7" x 8' 2" (2.62m x 2.49m)

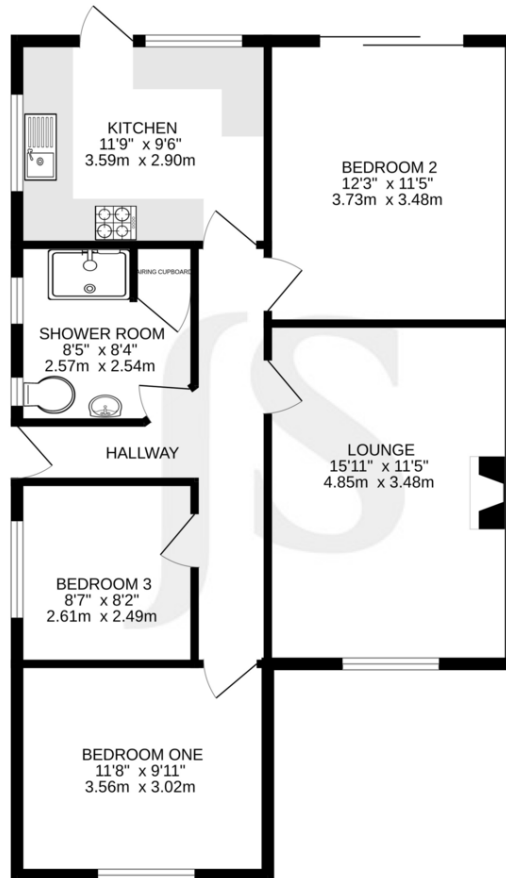
BEDROOM THREE/ DINING ROOM 12' 3" x 11' 5" (3.73m x 3.48m)

SHOWER ROOM

COUNCIL TAX BAND C



GROUND 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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EPC TO FOLLOW e_1_330%

Property Details:

Floor Area: (tbc) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.