



29 Birkdale Road  
, Worthing, BN13 2QY

Guide price £350,000

Freehold Council Tax Band D





A recently redecorated and recarpeted, chain-free, three bedroom semi-detached house.

In brief, the accommodation comprises entrance porch, ground floor cloakroom, spacious L shaped lounge/diner with under stairs storage cupboard. UPVC double glazed conservatory, modern fitted kitchen, first floor landing with access to loft space, three good size bedrooms and family bathroom.

Externally, the front garden is laid to lawn. There is a driveway, which in turn leads to the garage with up & over door and personal door. The South facing rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree & shrub lined borders, and a greenhouse.

Other benefits include double glazing, gas central heating and solar panels.

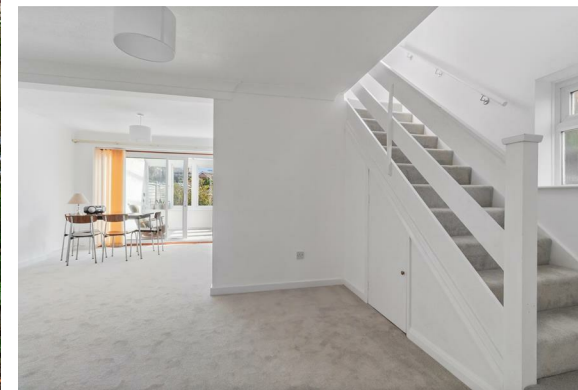
Situated in Birkdale Road, the property is ideally located with local shops nearby at Manor Parade which cater for everyday needs. Tesco is also close by, along with David Lloyd health & fitness centre. The nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities. Buses also serve the area.

Please call the vendors sole agents to arrange a private viewing tour.

Double glazed front door

Entrance hall

4'11 x 4'6 (1.50m x 1.37m)







Ground floor w/c

Open plan L shaped lounge/diner  
19'9" narrowing to 9'8" x 13'11"  
narrowing to 9'4" (6.02m narrowing  
to 2.95m x 4.24m narrowing to  
2.84)

UPVC double glazed conservatory  
7'11" x 8'3" (2.41m x 2.51m )

Fitted kitchen  
9'8" x 6'11" (2.95m x 2.11m)

Stairs to first floor landing with  
access to loft

Bedroom two  
9'9" x 9'5" (2.97m x 2.87m)

Bedroom one  
14'2" x 10'7" (4.32m x 3.23m)

Bedroom three  
6'10" x 6'10" (2.08m x 2.08m)

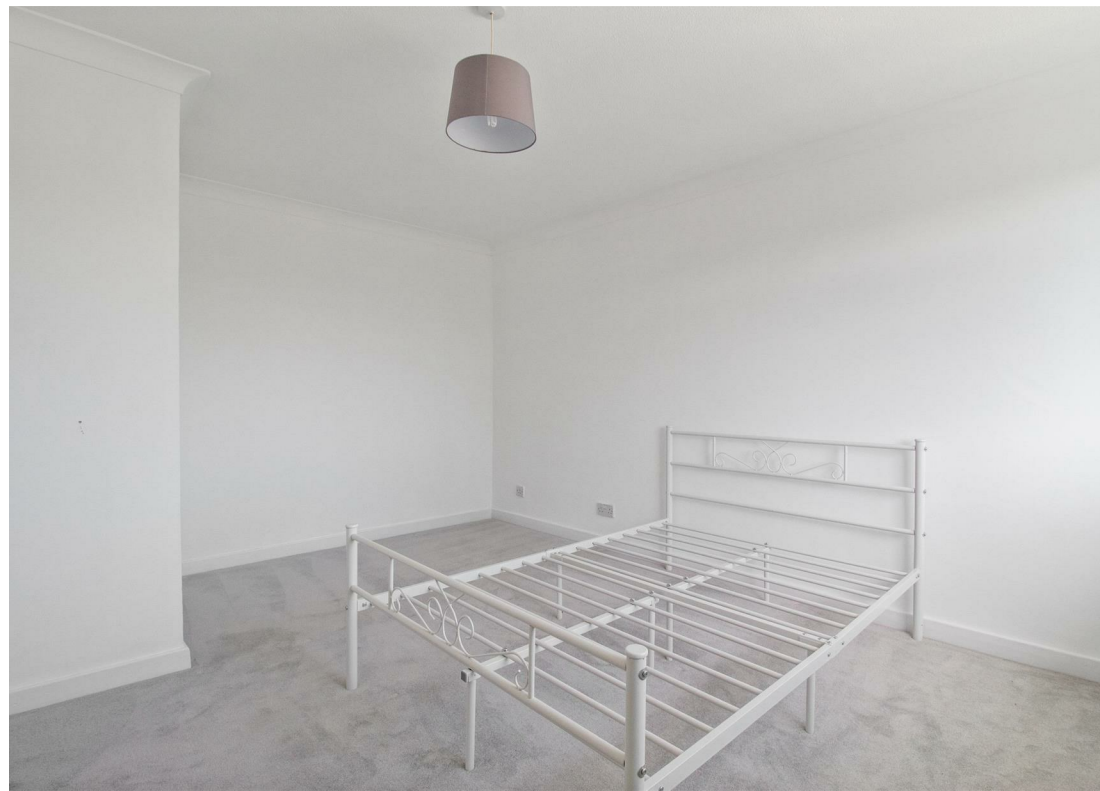
Family bathroom

Front garden

Off road parking

Garage

Feature South facing rear garden



Floor Plan



Viewing

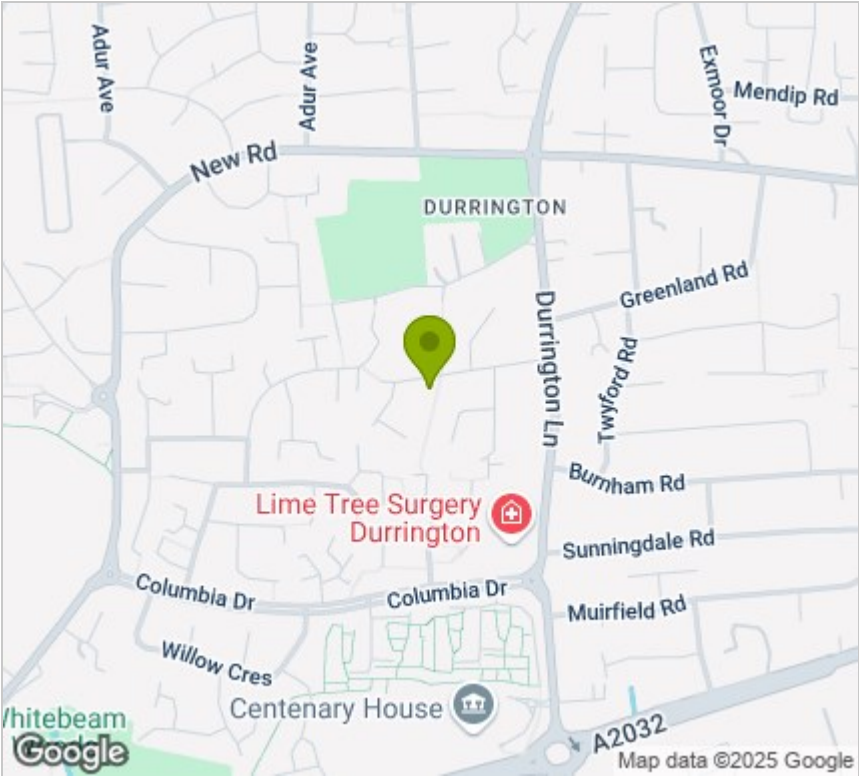
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

