



11 Stone Lane, Worthing, BN13 2BA

Price £375,000





A fantastic opportunity to purchase this CHAIN FREE well presented three bedroom mid terrace house with REFITTED KITCHEN and modern bath/shower room/Wc. The accommodation briefly comprises, covered porch, entrance hall, lounge, dining room, refitted kitchen, conservatory, first floor landing, three bedrooms and modern bath/shower room/Wc. Externally there is a WESTERLY ASPECT REAR GARDEN. This home benefits from gas central heating, double glazing and modern wood effect flooring.

- Mid Terrace House
- Three Bedrooms
- Refitted Kitchen
- Modern Bath/Shower Room/WC
- Conservatory with Glass Roof
- Lounge & Dining Room
- Gas Central Heating
- West Aspect Rear Garden









### Covered Porch

Double glazed front door opening to

### Entrance Hall

Wood effect floor. Understairs cupboard. Radiator. Staircase rising to the first floor.

### Lounge

4.72 x 3.68 (15'5" x 12'0")

Double glazed semi bay window. Radiator. Wood effect floor. Opening to

### Dining Room

3.32 x 3.07 (10'10" x 10'0")

Radiator. Wood effect floor. Double glazed window and double glazed door to the conservatory.

### Refitted Kitchen

3.31 x 2.41 (10'10" x 7'10")

A modern kitchen with a range of work surfaces with Navy cupboards and drawers fitted under. Inset single drainer sink unit. Space for washing machine. Integrated dishwasher and washing machine. Fitted

oven and microwave. Fitted induction hob with extractor above. Range of matching wall cupboards, Double glazed window and door leading to the conservatory.

### Conservatory

5.11 x 2.48 (16'9" x 8'1")

Double glazed windows and double glazed doors over looking and leading to the rear garden. Glass roof.

### First Floor Landing

Access hatch to loft space.

### Bedroom One

4.89 x 3.33 (16'0" x 10'11")

Double glazed semi bay window. Radiator.

### Bedroom Two

3.33 x 3.05 (10'11" x 10'0")

Double glazed window. Radiator. Built in wardrobe.

### Bedroom Three

2.57 x 2.15 (8'5" x 7'0")

Double glazed window. Radiator.

### Bath/Shower Room/Wc

2.41 x 2.23 (7'10" x 7'3")

Suite comprising panelled bath with shower attachment, step in shower cubicle, vanity basin with cupboards under. Low level flush Wc. Two double glazed obscure glass windows. Tiled walls. spotlights.

### Front Garden

Decorative slate and pathway to the front door.

### Rear Garden

Of popular Westerly aspect and mainly laid to lawn. Pathway to one side leading to rear hard standing and shed. Enclosed by fence.

### Required Information

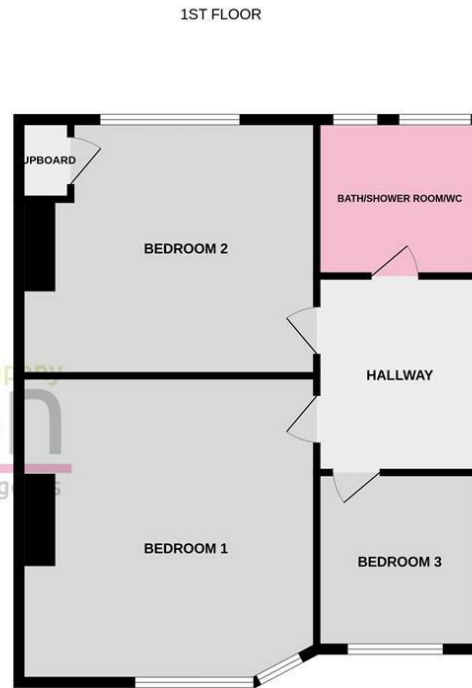
Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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