



25 Stone Close, Worthing, BN13 2AU
Guide Price £499,950

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We are delighted to offer this sizable three bedroom detached bungalow in the sought after Salvington area. The accommodation briefly comprises of three double bedrooms. Wet room with a separate cloakroom. A dual aspect lounge/diner with sliding doors providing access to wrap around gardens. Kitchen with doors providing access to lean to. Outside you have stunning wrap around gardens, mainly laid to lawn but you also have the benefits of having a patio area perfect for seating. To the front you have a driveway with parking for one car and then access to car port with further space for parking. A double garage access via up and over door, with power and lighting.

- Detached Bungalow.
- Three Double Bedrooms
- Dual Aspect Lounge/Diner
- Double Garage
- Beautiful Mature Gardens
- Off Road Parking
- Quite Close Location
- Viewing Highly Recommended





Entrance Porch

Accessed via double glazed sliding doors. Door providing access to storage cupboard.

Hallway

Carpeted throughout. Radiator. Wall mounted storage cupboard housing meters. Access to loft via hatch.

Cloakroom

Low level W/C. Inset corner wash hand basin. Double glazed window. Inset Spotlights.

Kitchen

3.58m x 2.69m (11'9 x 8'10)
Tiled flooring throughout. Part tiled walls. Roll edge work surfaces. A range of matching walls and base cupboard. Space for various appliances. Inset stainless steel sink with drainer. Wall mounted 'Potterton' boiler. Double Glazed window. Inset spotlights. Wall mounted radiator.

Lean To

Wall mounted storage cupboard. Inset seating with storage below. Double glazed sliding door providing access to gardens and Garage.



Lounge/Diner

6.65m x 4.34m (21'10 x 14'3)
Carpeted throughout. Feature fire place with Coal/Log burner. Two double Glazed windows. TV and Telephone point. Two Radiators. Double glazed sliding doors providing access to wrap around gardens.

Wet Room

Fully tiled walls. Obscure double glazed window. Low level W/C. Wall mounted wash hand basin. Inset spotlight. Wall mounted Shower. Heated towel rail.

Bedroom One

4.83m x 2.72m (15'10 x 8'11)
Carpeted throughout. Built in corner wardrobe unit. TV point. Two double glazed windows. Radiator.

Bedroom Two / Dining Room

3.33m x 3.33m (10'11 x 10'11)
carpeted throughout. Radiator. Double glazed window. TV point.

Bedroom Three

2.77m x 2.46m (9'1 x 8'1)
Floorboards throughout. Double glazed window. Radiator.



Outside

Driveway for multiple cars. Mature front garden with a range of flowers and trees. Access to covered car port. Access brick built double Garage with power and lighting. UPVC greenhouse with block paved flooring. The rear garden is mainly laid to lawn with beautiful mature shrub and tree borders. Patio area and two feature ponds. Wall mounted water taps. Wooden gate providing rear access. To the side of the property you have a double glazed Green House.

Double Garage

7.49m x 4.85m (24'7 x 15'11)
Access via up and over door. Power and Lighting. Door providing access to rear garden.

Required Information

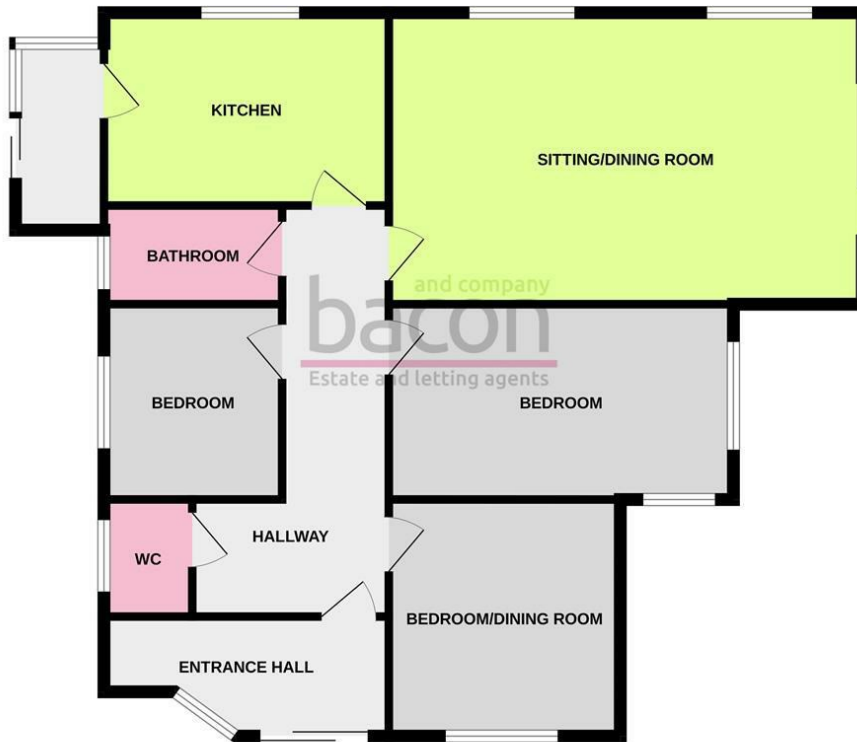
Council tax band: D

Draft version:

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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