



12 Cumberland Avenue, Worthing, BN12 6JX
Guide Price £440,000

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A spacious three bedroom link detached house in popular Goring location. The accommodation briefly comprises, covered entrance, spacious entrance hall, cloakroom/Wc, Southerly aspect lounge, modern fitted Kitchen/dining room, first floor landing, three bedrooms and bathroom/Wc. Externally there are lawned front and rear gardens, driveway and garage. Benefits include gas central heating and double glazing.

- Three Bedroom Link Detached House
- Kitchen/Diner
- Lounge
- Double glazing and GCH
- Front and Rear gardens
- Good decorative order Throughout
- Driveway and Garage
- Popular Goring Location





Entrance Hall

Composite coloured front door with leaded glass inserts. Radiator. Wall mounted 'Nest' Smart thermostatic control. Wood effect laminate flooring. Stairs rising to first floor. Coved and textured ceiling. Doors to:-

Kitchen/diner

4.1 (max) x 4.1 (13'5" (max) x 13'5")

L shaped Kitchen/diner. Comprising of two tone high gloss, base and eye level units. Wood effect laminate worksurface with inset 1 and 1/2 bowl sink unit with drainer and mixer tap over. Space for free standing electric hob with oven and grill under and concealed extractor fan over. Space for under counter top, washing machine and dishwasher. Space for freestanding fridge/freezer. Built in wine cooler. Dual aspect room, comprising of two Upvc double glazed windows with fitted blinds. Double glazed side door with fitted blind giving access to rear garden. Radiator. Wood effect laminate flooring. Levelled ceiling.

Lounge

6 x 3.8 (19'8" x 12'5")

Being of a popular Southerly aspect. Two Upvc double glazed windows. Feature fireplace with wooden surround, mantle and hearth. Coved and levelled ceiling.

Ground Floor Cloakroom

Upvc double glazed window. Low level flush W.c. Pedestal wash hand basin with mixer tap over. Part tiled walls. Lino flooring. Textured ceiling.

First Floor Landing

Split level landing. Upvc double glazed window. Cupboard allowing for ample storage. Smoke detector. Loft hatch giving access to loft space with pull down ladder. Being boarded with light and housing 'Baxi' combination boiler. Doors to:-

Bedroom One

4 x 3.1 (13'1" x 10'2")

Upvc Southerly aspect double glazed window. Radiator. levelled ceiling.

Bedroom Two

3.8 x 3.1 (12'5" x 10'2")

Upvc double glazed window. Cupboard allowing for storage with shelving above. Radiator. Levelled ceiling.

Bedroom Three

2.9 x 2.7 (9'6" x 8'10")

Southerly aspect Upvc double glazed window. Radiator. levelled ceiling.

Family Bathroom

2.7 x 1.80 (8'10" x 5'10")

Comprising of a white suite with panelled bath with mixer taps over. Wall mounted waterfall shower above. In addition there is a further wall mounted hand held shower attachment, enclosed by fitted glass screen. Concealed low level push button flush w.c, with vanity unit and inset wash hand basin with mixer tap over. Wall mounted ladder style heated towel rail. Fully tiled walls. Patterned lino flooring. Extractor fan. Upvc double glazed window. Levelled ceiling.

Outside and General

Rear Garden

Majority laid to lawn with several raised borders, decorated by flowers and shrubs, enclosed by fencing. Substantial patio area directly to the rear of the property, allowing for ample seating. Pathway to rear elevation with an additional seating area. Wooden shed. Water butt. Pathway to side giving access to the front elevation. Access to garage. Water tap. Battery operated sensor outdoor lighting.

Front Garden

Majority laid to lawn and enclosed by low level brick wall, decorated with flower and shrub borders. Pathway leading to side gate giving access to rear garden. Hardstanding driveway to side allowing parking for several vehicles. Outside lighting. Access to garage.

Garage

5.3 x 2.6 (17'4" x 8'6")

Metal up and over door. Housing both gas and electric meters. Single glazed window and wooden door, giving access to rear garden. Water tap. Power and light.

Required Information

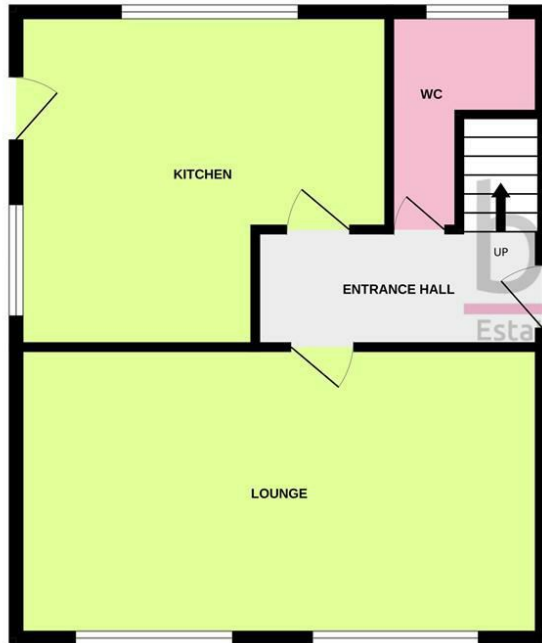
Council tax band: D

Draft version: 1

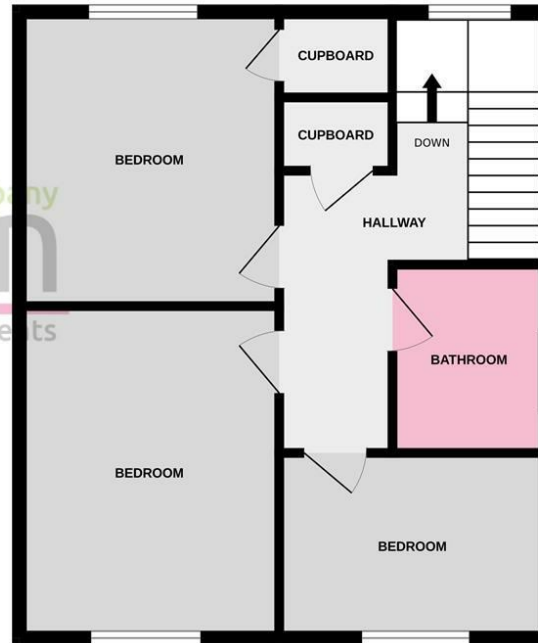
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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