



19 Newtimber Avenue, Worthing, BN12 6NF
Price £290,000

and company
bacon
Estate and letting agents



A great opportunity to purchase this CHAIN FREE semi-detached house located in popular Goring-By-Sea. With local transport links, shopping facilities and local schools all nearby. The accommodation briefly comprises, entrance porch, hall, lounge/dining room, kitchen, first floor landing, THREE BEDROOMS and bathroom/Wc. Externally there is a WEST FACING REAR GARDEN offering a lovely outdoor space where you can unwind and enjoy the sunshine. VIEWING RECOMMENDED.

- Semi Detached House
- Three Bedrooms
- West Aspect Rear Garden
- Chain Free
- Popular Goring
- Kitchen & Bathroom
- Lounge/Diner
- Viewing Recommended



Double glazed front door to

Entrance Porch

Double glazed windows and door to

Entrance Hall

Staircase to first floor. Double doors to;

Lounge / Dining Room

7.09 x 3.50 (23'3" x 11'5")

Fitted gas fire with tiled surround. Under stairs cupboard. Double glazed window to front.

Sliding doors to garden.

Kitchen

2.67 x 2.14 (8'9" x 7'0")

Work surface with cupboards and drawer fitted under. Inset single drainer sink unit. Double glazed window. Part tiled walls. Space for gas cooker, space for fridge, washing machine and tumble dryer. Wall cupboards.

First Floor Landing

Access hatch to loft. Over stair cupboard.

Bedroom One

3.46 x 2.57 (11'4" x 8'5")

Double glazed window. Recessed double cupboard. Wall mounted electric heater.

Bedroom Two

2.98 x 2.57 (9'9" x 8'5")

Double glazed window. Wall mounted electric heater. Recessed cupboard.

Bedroom Three

1.91 x 1.82 (6'3" x 5'11")

Double glazed window.

Bathroom/Wc

1.82 x 1.67 (5'11" x 5'5")

Panelled bath with shower above. Wall mounted wash basin. Low level flush Wc. Part tiled walls. Double glazed window.

Front Garden

Pebbled and open plan with pathway to the front door.

Rear Garden

Westerly rear garden. Lawn and concreted patio. Gate to front. Enclosed by fencing.

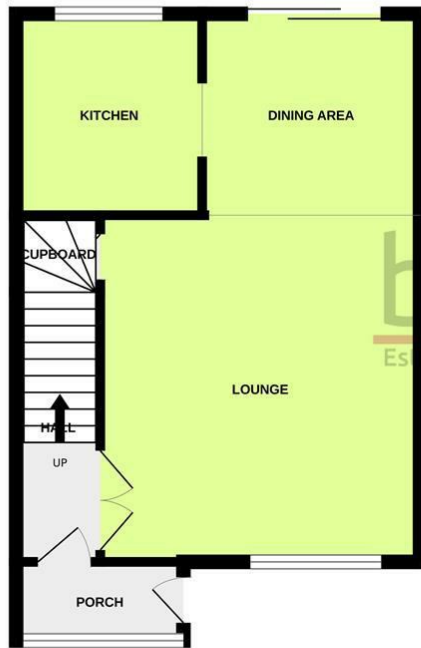
Required Information

Council tax band: C

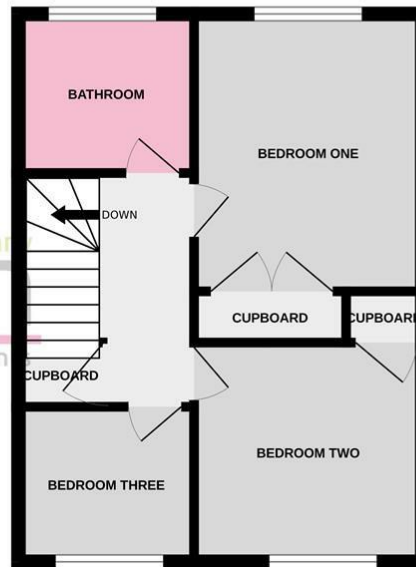
Draft version: 1

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

GROUND FLOOR



1ST FLOOR



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

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.
Made with Metropix ©2024

and company
bacon
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk