



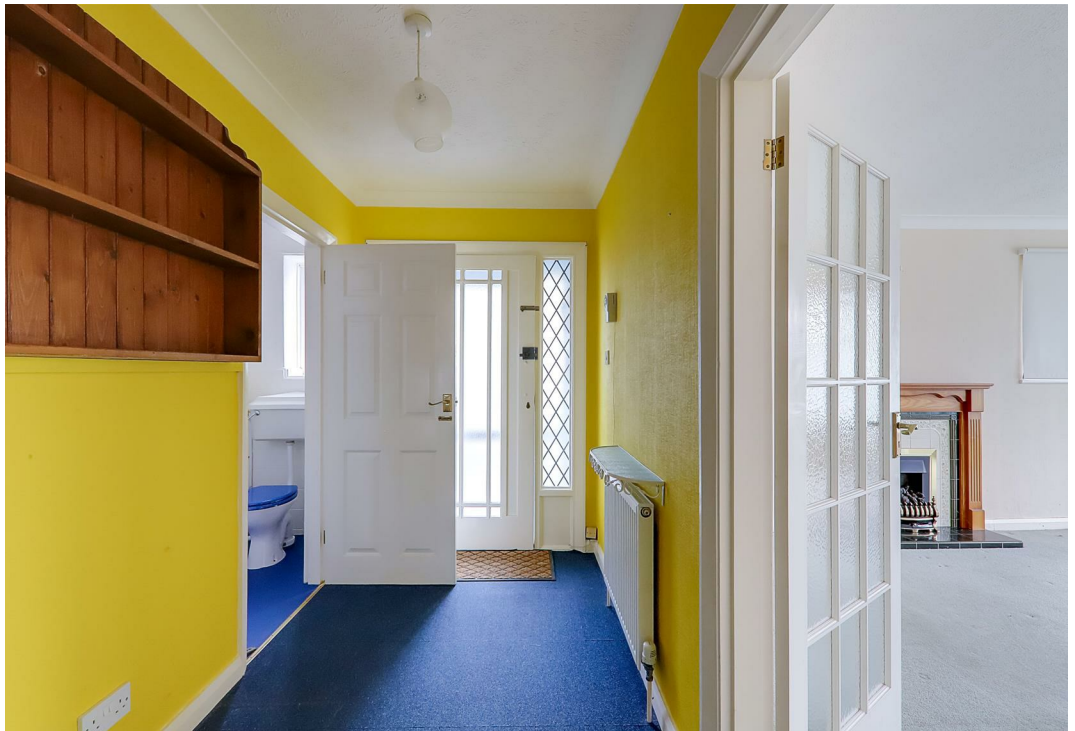
20 Wadhurst Drive, Worthing, BN12 4XA

Price Guide £475,000



A fantastic opportunity to purchase this THREE BEDROOM detached bungalow in highly sought after SOUTH GORING. The home offers spacious and light accommodation comprising; entrance hall, South facing lounge, sun room, kitchen, three bedrooms, bath/shower room/Wc and additional separate cloakroom/Wc. Externally there is a secluded rear garden, front garden, private driveway and garage/work room with walk in utility cupboard. ***AVAILABLE CHAIN FREE***

- Detached Bungalow
- Three Bedrooms
- Cloakroom/Wc
- South Goring
- Bath/Shower Room/Wc
- South Facing Lounge
- Private Drive & Garage
- CHAIN FREE





Double glazed front door with windows either side opening to;

Porch

Front door with windows either side opening to:

Entrance Hall

Radiator. Access hatch to loft space. Shelved cupboard. Central heating controls.

Cloakroom/wc

Low level flush wc. Wall mounted wash hand basin. Double glazed window. Radiator. Part tiled walls.

Lounge

5.61 x 3.57 (18'4" x 11'8")

Double glazed South facing bay window. Two double glazed windows to side. Two radiators. Fireplace with fitted electric fire and surround.

Kitchen

3.57 x 3.11 (11'8" x 10'2")

Range of work surfaces with cupboards and drawers fitted under. Inset sink. Space for two appliances. Under counter fridge and gas cooker with extractor above. Range of matching wall cupboards. End display shelves. Double glazed door to sun room. Double glazed window. Radiator.

Sun Room

8.70 x 1.32 (28'6" x 4'3")

Windows and door over look and lead to the rear garden. Gate to side. Door to garage/ work room and utility cupboard.

Bedroom One

5.91 x 3.31 (19'4" x 10'10")

Double glazed window. Two radiators. Range of fitted wardrobes.

Bedroom Two

3.58 x 3.47 (11'8" x 11'4")

Double glazed French doors with windows either side opening to the sun room. Radiator.

Bedroom Three

2.47 x 3.45 (8'1" x 11'3")

Double glazed window. Radiator.

Bath/Shower Room/Wc

2.72 x 2.74 narrows to 1.77 (8'11" x 8'11" narrows to 5'9")

Suite comprising step in shower cubicle, panelled bath, vanity surface with inset wash hand basin, concealed cistern wc and cupboards. Radiator. Double glazed window. Tiled walls.

Rear Garden

Laid to lawn with paved patio nearer the house. Shed. Mature planted borders.

Front Garden

Laid to lawn with planted shrub border.

Private Drive

Leading to the garage.

Garage / Work Room

5.36 x 2.51 (17'7" x 8'2")

The garage has been partitioned with a door between. Wall mounted gas meter and electric consumer unit. Door to utility cupboard.

Utility Cupboard

Walk in cupboard with wash hand basin and window.

Required Information

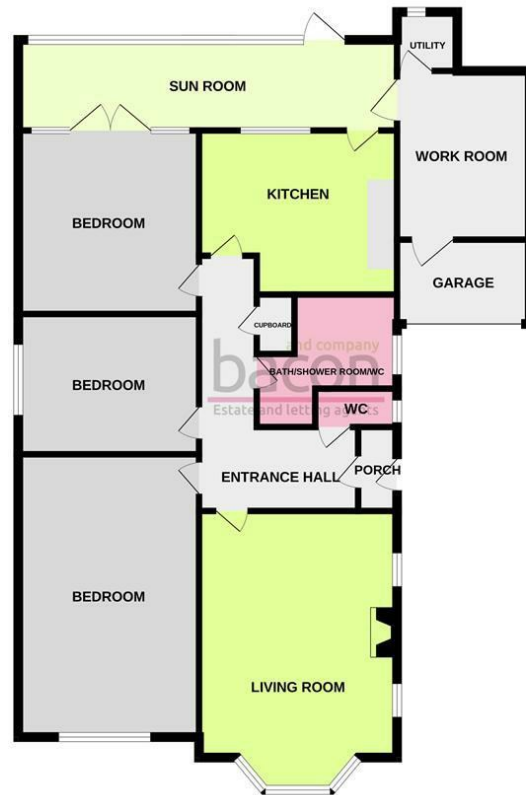
Council tax band: E

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



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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (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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