



22 Compton Avenue, Worthing, BN12 4UJ

Price £625,000



A spacious three double bedroom DETACHED HOUSE located in highly south after SOUTH GORING. This home benefits from a feature secluded rear garden approximately 120ft. The accommodation briefly comprises, entrance porch, entrance hall, WEST ASPECT living room, dining room, 27ft conservatory, kitchen, ground floor bedroom with ensuite shower room/Wc. To the first floor there is a spacious landing with cloakroom/Wc, two double bedrooms and family bathroom/Wc. Externally there is a private driveway, garage, front garden and rear garden. Viewing is highly recommended.

- Detached House
- Three Double Bedrooms
- Lounge & Dining Room
- 120ft Rear Garden
- 27ft Conservatory
- Ensuite Shower Rm/Wc
- Private Drive & Garage
- South Goring





Double glazed front door opening to

Entrance Porch

Tiled floor and glazed door to

Entrance Hall

Staircase rising to the first floor. Central heating thermostat control. Two wall light points. Radiator. Double glazed window. Under stairs cupboard.

Living Room

5.72 x 3.33 (18'9" x 10'11")

Double glazed bay window. Two radiators. Fireplace surround with electric fire. Two wall light points.

Dining Room

4.04 x 3.56 (13'3" x 11'8")

Double glazed double doors with windows either side. Radiator. Two wall light points.

Conservatory

8.23 x 2.67 (27'0" x 8'9")

Laminate floor. Double glazed windows and double glazed double doors over looking and leading to the rear garden. Two radiators.

Kitchen

3.30 x 3.18 (10'9" x 10'5")

Range of work surfaces with cupboards and drawers fitted under. Inset sink. Space for washing machine, dishwasher and fridge/freezer. Fitted electric hob and high level oven and grill. Matching wall cupboards. Double glazed window and door to side. Larder cupboard. Breakfast bar. Part tiled walls.

Study/Bedroom 3

3.20 x 2.72 (10'5" x 8'11")

Double glazed window. Radiator. Door to en-suite.

En-Suite Shower Room/Wc

Step in shower cubicle, wall mounted wash hand basin and low level flush Wc. Tiled walls. Double glazed window.

First Floor Landing

A spacious landing with eaves storage access. Radiator. Double airing cupboard. Access hatch to loft.

Bedroom One

4.72 x 3.71 (15'5" x 12'2")

Double glazed bay window to front. Radiator. Fitted cupboards to one wall and access doors to eaves storage space.

Bedroom Two

4.04 x 3.71 (13'3" x 12'2")

Double glazed window. Radiator.

Bathroom

4.04 x 1.63 (13'3" x 5'4")

Suite comprising shaped bath with shower above, vanity wall mounted wash basin and low level flush Wc. Tiled floor. Chrome towel radiator. Double glazed window. Part tiled walls.

Separate W.C.

Low level flush Wc. Corner wash hand basin. Part tiled walls. Radiator. Double glazed window.

Rear Garden

A secluded garden with shaped lawn and stocked borders offering an array of seasonal colours. Paved area towards the rear of the garden. Two timber sheds and additional shed by garage.

Front Garden

Block paved with stocked mature planted border.

Private Driveway

Block paved and leading to garage.

Garage

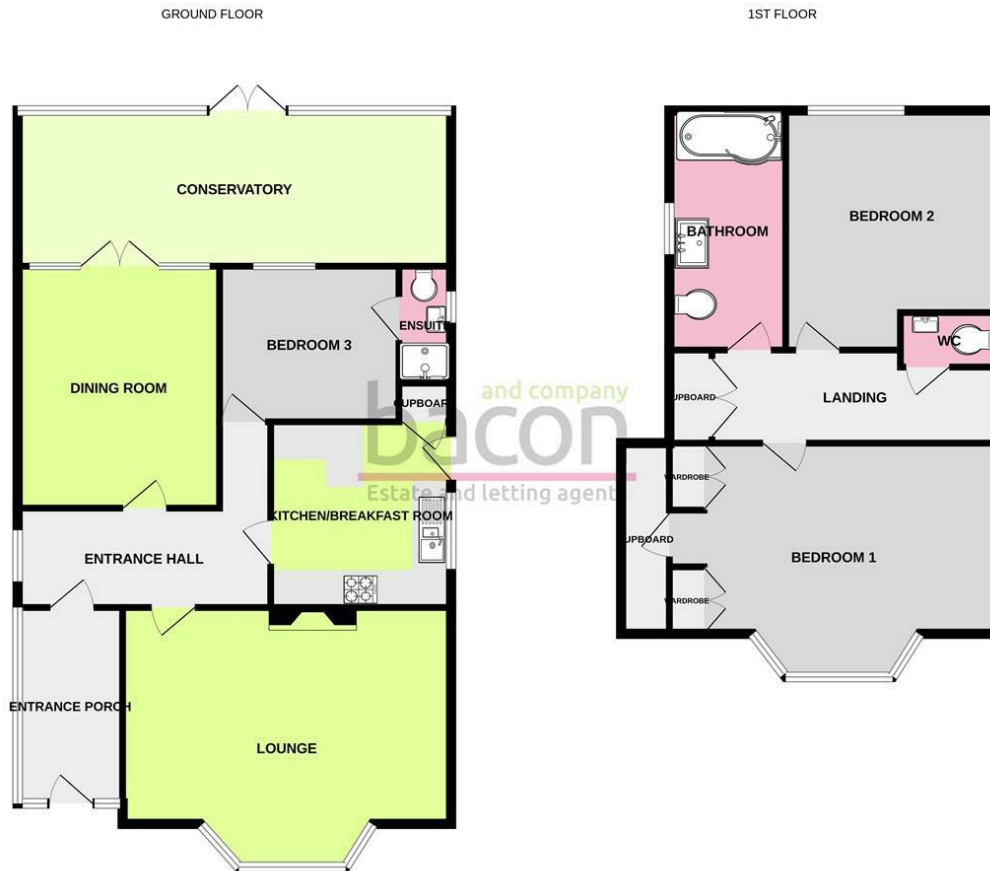
Up and over door.

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.



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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Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	67		
(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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