



175 Singleton Crescent, Worthing, BN12 5DJ  
Asking Price £425,000

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We are pleased to offer this two bedroom semi-detached bungalow with vacant possession. The property benefits from having a newly fitted kitchen and bathroom. Two sizable bedrooms. South facing lounge with sliding doors proving rear garden. Outside you gardens front and back and a driveway providing parking for multiple cars. Access to a garage via up and over door.

- Chain Free
- Refitted Kitchen
- Two Double Bedrooms
- Garage
- Refitted Shower Room
- South Facing Rear Garden
- Popular Ferring Location
- Viewing Highly Recommend



### Front door leading to;

#### Hallway

radio tor. Door providing access to storage cupboard.

#### Kitchen

3.40m x 2.51m (11'2 x 8'3)  
Roll edge work surfaces. Inset stainless steel sink. Obscure double glazed window. Double glazed window. Part Tiled affect walls. A range of matching wall and base units. Built in Bosch oven. Four ring induction. Built in washing machine. Built in fridge freezer. Extractor hood. Spotlights. Built in storage cupboard with radiator. Loft access.

#### Lounge

5.33m x 3.43m (17'6 x 11'3)  
Carpeted throughout. Feature fireplace. TV point. Double glazed sliding doors.

#### Bedroom One

4.01m x 3.53m (13'2 x 11'7)  
Carpeted throughout. Double glazed window. Radiator.

#### Bedroom Two

3.35m x 3.68m (11'0 x 12'1)  
Carpeted throughout. Double glazed window. Radiator.

#### Shower Room

Floorboards throughout. Part tiled walls. Wall mounted radiator. Low level W/C inset vanity sink unit with storage below. Corner shower cubicle with 'Rainfall' shower head. Frosted double glazed window. Spotlights throughout.

#### Outside

#### Rear Garden

Mainly laid to lawn with a sizable patio area

#### Front Garden

Mainly laid to lawn with a slate pebble surround. Driveway for multiple cars. Access to garage;

#### Garage

Accessed via up and over door.

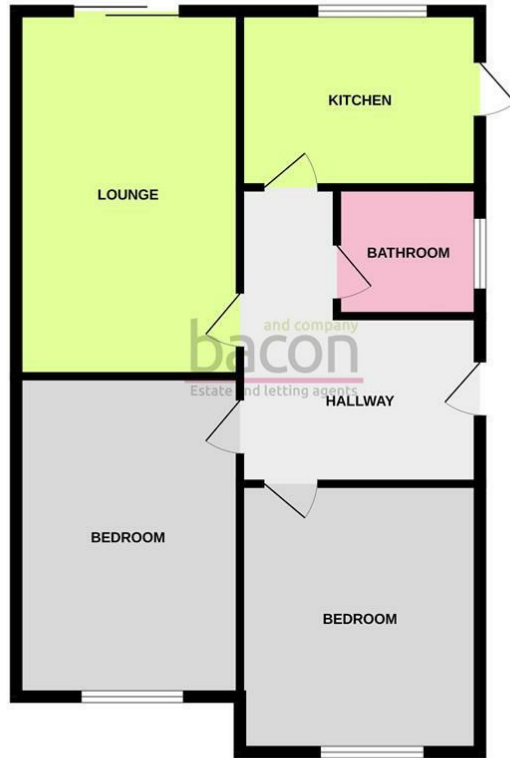
#### Required Information

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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