



85 Chiltern Crescent, Worthing, BN13 2LN  
Asking Price £325,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer this beautifully presented property in Chiltern Crescent. The internal accommodation briefly comprises of a sizable Living room, Modern kitchen/Breakfast room. Upstairs you have two double bedrooms and modern bathroom. Externally you have a wonderfully landscaped rear garden with various seating areas. lawned area with mature borders. To the front you have a private driveway for two cars.

- Beautifully Presented
- Kitchen/Breakfast Room
- Private Driveway for Two Cars
- Landscaped Garden
- Two Double Bedrooms
- Modern Bathroom
- Gas Fired Central Heating
- Viewing Highly Recommended





### Entrance Hall

Carpeted throughout. Radiator.

### Living Room

3.8 x 3.7 (12'5" x 12'1")

Carpeted throughout. Double glazed window. Wall mounted radiator. TV point. Access to under stair cupboard housing electrics and gas meters.

### Kitchen/Breakfast Room

4.8 x 2.2 (15'8" x 7'2")

A modern kitchen briefly comprising of matching wall and base units. Roll edge work surfaces. Space for various appliances. Inset stainless steel sink with drainer. Two double glazed windows. Radiator. Wall mounted 'Baxi' combination boiler. Door providing access to Pantry.



### Stairs leading to;

### First Floor Landing

Carpeted throughout. Access to loft via hatch.

### Bedroom One

3.5 x 3.2 (11'5" x 10'5")

Carpeted throughout. Radiator. Double glazed window. Access to storage cupboard over stairs.

### Bedroom Two

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

Carpeted throughout. Radiator. Double glazed window.

### Family Bathroom

1.9 x 1.9 (6'2" x 6'2")

Part tiled walls. Wall mounted sink with storage unit below. Low level W/c. Panelled bath with



shower above. Inset spotlights. Frosted double glazed window. Wall mounted heated towel rail.

### Outside

#### Rear Garden

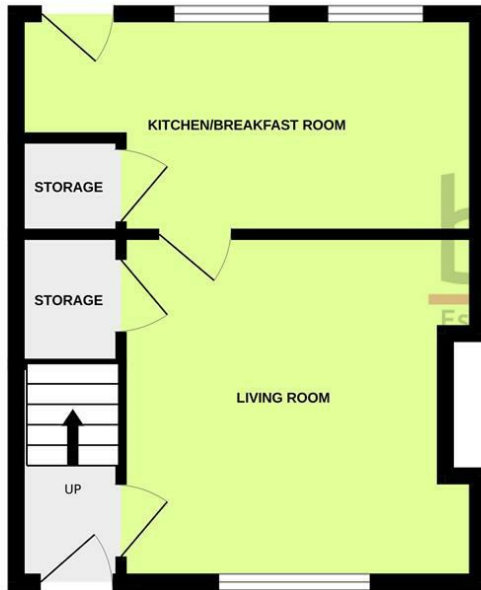
A true feature of this property is the sizeable rear garden. You have a area laid to artificial grass perfect for a seating area. A large lawned area with mature shrub borders. Contemporary pathway leading up the garden to a patio area for a further seating area. Garden shed and access via gate to rear of the property.

#### Front

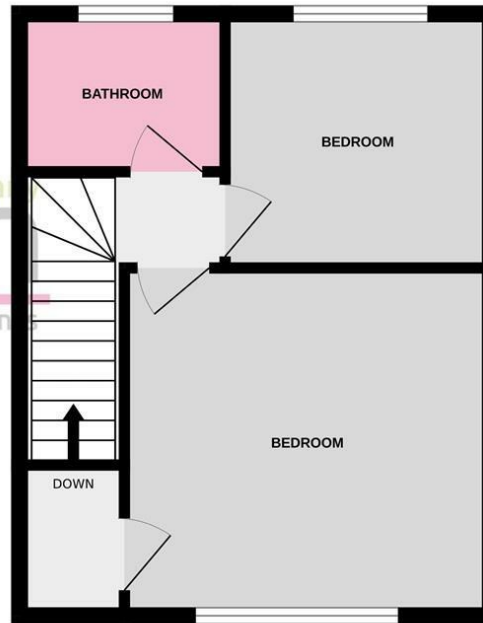
Contemporary indian sandstone paved driveway with parking for two cars.



GROUND FLOOR



1ST 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.

