



93 Chiltern Crescent, Worthing, BN13 2LN  
Prices From £300,000

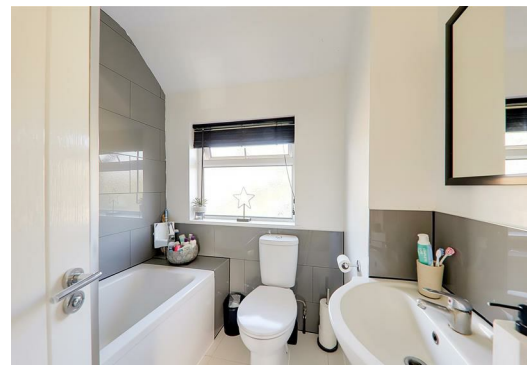
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Located in popular Salvington this two bedroom mid terrace house offers modern and light accommodation with the added feature of an ENSUITE shower room.

The accommodation briefly comprises, entrance hall, SOUTH FACING lounge, kitchen/dining room, first floor landing, two bedrooms, ensuite shower room/Wc and bathroom/Wc. Externally the rear garden has been landscaped and is predominantly laid to lawn with a shed and brick built store, to the front you have a private driveway for two cars. Viewing is highly recommended.

- Mid Terrace House
- Two Bedrooms
- Ensuite Shower Room
- Landscaped Rear Garden
- Private Driveway
- South Facing Living Room
- Modern Kitchen/Diner
- Viewing Recommended





Front door opening to

### Entrance Hall

Wood effect floor. Radiator. Staircase rising to the first floor.

### Living Room

3.82 x 3.81 (12'6" x 12'5")

South facing double glazed window. Wall mounted electric fire. Wood effect floor. Understairs cupboard.

### Kitchen / Dining Room

4.86 x 2.24 (15'11" x 7'4")

Excellent range of work surfaces with cupboards and drawers fitted under. Inset one and half bowl sink unit. Range of matching wall units. Double glazed window. Part tiled walls. Fitted gas hob with oven and grill under and extractor above. Integrated washing machine. Space for fridge/freezer. Inset spotlights. Radiator. Space for table and chairs. Double glazed double doors opening to the rear garden.

### First Floor Landing

Access hatch to loft space.

### Bedroom One

3.54 x 3.04 (11'7" x 9'11")

Double glazed South facing window. Radiator. Overstairs cupboard. Fitted mirror door wardrobes. Door to ensuite.

### Ensuite Shower Room/Wc

1.55 x 1.50 (5'1" x 4'11")

Comprising step in corner shower cubicle, wash basin with cupboards under and low level flush Wc. Radiator. Tiled floor. Tiled walls. Extractor fan.

### Bedroom Two

3.04 x 3.00 (9'11" x 9'10")

Double glazed window. Fitted mirror door wardrobes. Radiator.

### Bathroom/Wc

1.97 x 1.95 (6'5" x 6'4")

Suite comprising panelled bath with shower above, vanity wash hand basin and low level flush Wc. Double glazed window. Part tiled walls. Towel radiator. Inset spotlights.

### Rear Garden

Beautifully landscaped and arranged on various levels with lawns and paved patio. Timber shed and brick built shed. Rear pedestrian access gate.

### Private Driveway

Providing off road parking for two vehicles.

### Required Information

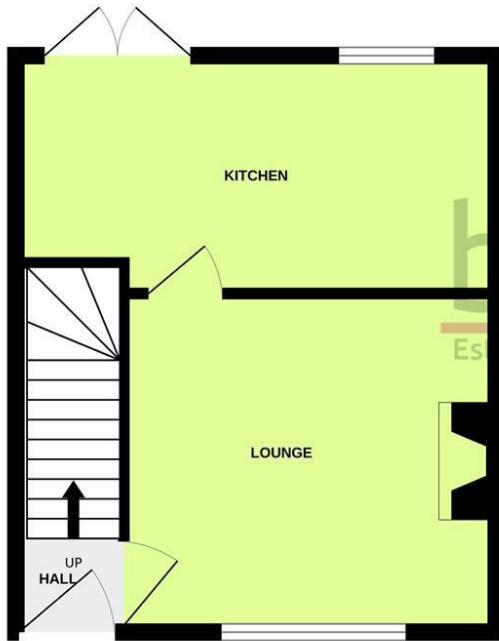
Council tax band: B

Draft version: 1

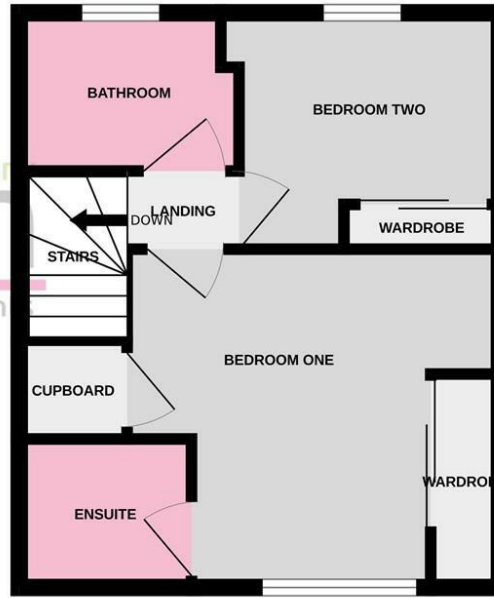
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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.

