



23 Cumberland Avenue, Worthing, BN12 6JX
Guide Price £490,000

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A recently refurbished three bedroom detached bungalow, this property is beautifully presented throughout. The bungalow offers a skilfully designed open plan lounge/dining space with bi-fold doors leading to the south facing garden, the kitchen has been cleverly opened up to allow for a breakfast bar separating the space between the kitchen & dining room, three good sized bedrooms, a family bathroom with both a bath and walk in shower, private driveway and garage. to the side of the property. Viewings strongly recommended.

- Beautifully presented throughout
- Recently Refurbished
- Open Plan Living/Dining space
- Three Bedrooms
- South Facing Garden
- Popular Location
- Driveway
- Garage





Entrance Hall

Welcoming entrance hallway with storage cupboard. Radiator. Levelled ceiling with inset lighting. Access to loft space.

Lounge / Dining Room

6.35 x 5.70 max (20'9" x 18'8" max)
Open plan extended lounge / dining room. Bi-fold doors leading to the garden. Feature wall. Radiator. Double glazed windows.

Kitchen

3.20 x 2.18 (10'5" x 7'1")
Worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, electric hob with retractable extractor canopy over, integrated Neff oven and grill, dishwasher, wine cooler, space for freestanding washing machine and fridge / freezer. Side access door.



Bedroom One

3.89 x 3.05 (12'9" x 10'0")
Double bedroom with fitted wardrobe. Radiator. Double glazed window.

Bedroom Two

3.28 x 2.79 (10'9" x 9'1")
Double bedroom. Radiator. Double glazed window.

Bedroom Three

3.30 x 2.72 (10'9" x 8'11")
Small double bedroom. Radiator. Double glazed window.

Bathroom

2.46 x 1.67 (8'0" x 5'5")
Walk-in shower with sliding glass doors, riser rail dual function shower head, inset shower niche.



Toilet. Bath with mixer tap. Wash hand basin with storage underneath. Double glazed window.

Rear Garden

South facing rear garden. Laid to lawn with a section of the garden being artificial grass. Shed. Access to the garage.

Private Driveway

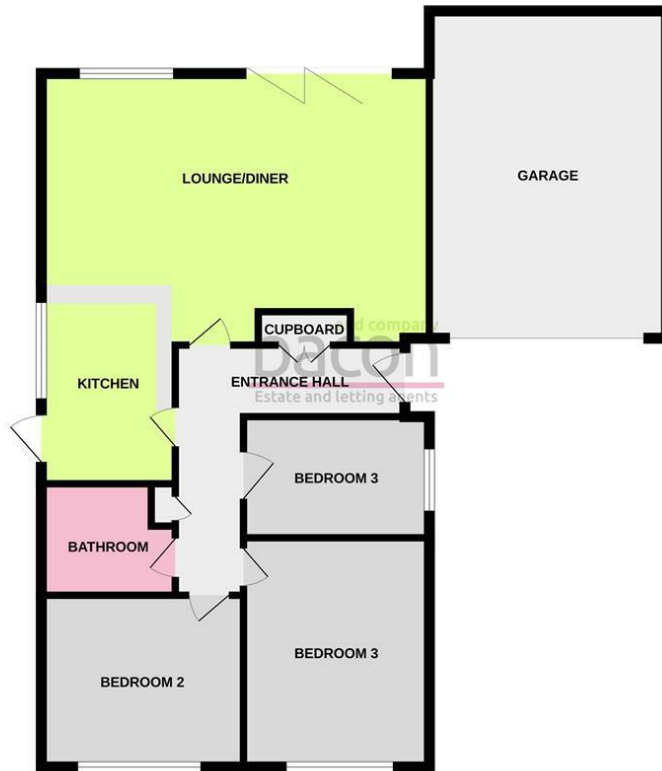
Providing off road parking giving access to garage.

Garage

Council Tax Band - D



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			83
(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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