



14 Keswick Close, Worthing, BN12 6JZ

Price £495,000



A well presented two double bedroom detached bungalow available chain free. Located in this popular close in sought after Goring. The bungalow offers spacious accommodation briefly comprising, entrance hall, living room, kitchen, sun room with Greenspace insulated roof, two double bedrooms and shower room/Wc. Externally there is a well maintained rear garden, landscaped low maintenance front garden, block paved driveway and garage. Viewing is highly recommended.

- Detached Bungalow
- Two Double Bedrooms
- Sun Room
- Chain Free
- Block Paved Private Driveway
- Garage With Electric Door
- Modern Shower Room/Wc
- Gas Central Heating





Double glazed front door opening to

### Entrance Hall

Fitted cupboard. Central heating thermostat and controls. Access to sizeable, part-boarded loft space. Radiator.

### Living Room

4.93 x 3.51 (16'2" x 11'6")

Double glazed bay window. Radiator. Feature fitted bookcase to one wall.

### Kitchen

3.67 x 3.49 (12'0" x 11'5")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted four ring gas hob with extractor above. Built in oven and grill. Space for washing machine and tumble dryer. Wall cupboards. Part tiled walls. Wall mounted Worcester boiler. Double glazed window to side. Window and door to sun room.

### Sun Room

5.85 x 2.38 (19'2" x 7'9")

Double glazed windows and sliding doors over looking and leading to the rear garden. Radiator. Replacement 'Greenspace' insulated roof.

### Bedroom One

3.55 x 3.33 (11'7" x 10'11")

Double glazed window. Radiator. Recessed wardrobe with hanging rail and shelf.

### Bedroom Two

4.38 x 3.35 (14'4" x 10'11")

Currently used as a dining room. Radiator. Fitted feature wooden dresser. Sliding doors to sun room.

### Shower Room/Wc

2.58 x 2.42 (8'5" x 7'11")

A modern walk in shower with drying area, vanity wash hand basin and low level flush Wc. Part tiled walls. Two double glazed windows. Radiator.

### Front Garden

Landscaped to be low maintenance with pebbles and planting.

### Rear Garden

Laid to lawn with paved areas, young fruit trees and pathway. Central raised flower and shrub beds. Stocked and mature planted borders. Gate to side and personal door to garage.

### Private Driveway

Block paved and providing off road parking. Leads to the garage.

### Garage

Electric up and over door. Double glazed window and personal door to garden.

### Required Information

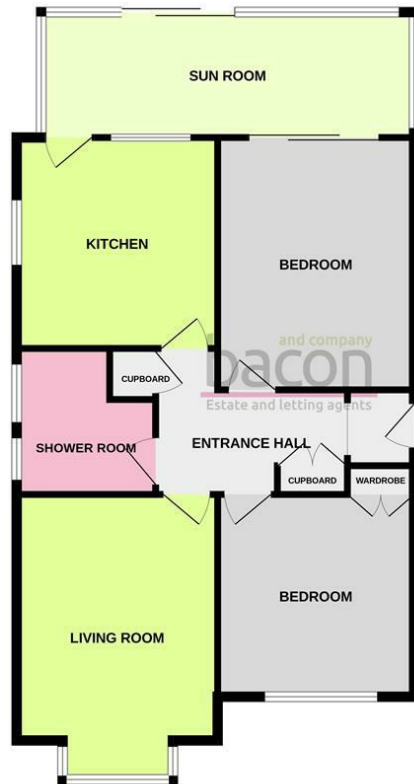
Council tax band: D

Draft version: 2

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



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