



8 Ontario Gardens, Worthing, BN13 2RZ
Asking Price £315,000

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We are delighted to bring to the market this wonderfully presented mid-terrace house with two well-proportioned bedrooms. The interior of the house boasts a warm and welcoming atmosphere, perfect for relaxation and entertaining. The living spaces are thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. Viewing is highly recommended.

- Two Double Bedrooms
- Ground Floor Extension
- Contemporary fitted kitchen
- Downstairs W/c
- Gardens Front and Back
- Family Bathroom
- Double Glazed Throughout
- Viewing Highly Recommended





Entrance Porch

Floorboards. Frosted double glazed window. Door leading into;

Lounge/Diner

8.4 x 3.6 (27'6" x 11'9")

Floorboards throughout. Two Radiators. Double glazed window. Fireplace with hearth surround. Tv and telephone points.

Kitchen

3.2 x 3 (10'5" x 9'10")

floorboard effect flooring throughout. A modern contemporary fitted kitchen briefly comprising of; a range of fitted wall and base units. Composite roll edge work surfaces. Inset stainless steel sink with drainer. Integrated electric oven with four ring hob above. Extractor hood. Integrated dishwasher. Tiled splashback surround. Inset spotlights. Radiator. Double



glazed window. Frosted double glazed door providing access to rear garden.

Cloakroom

Low level W/c with matching wall fitted wash hand basin. Space for washing machine.

Stairs leading to;

First Floor Landing

Floorboards. Hatch providing access to loft via pull down ladder. Door providing access to cupboard housing combination boiler.

Bedroom One

3.6 x 3.2 (11'9" x 10'5")

floorboards throughout. Radiator. Double glazed window.

Bedroom Two

3.6 x 2.4 (11'9" x 7'10")

Floorboard effect flooring throughout. Double glazed window. Radiator. Over stair storage area.



Bathroom

Panelled bath. Low level W/c with matching wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

Outside

Front

Front garden laid to lawn with stone pathway leading to front door.

Rear

Low maintenance rear garden. Raised concrete flower bed. Water Butt.

Required Information

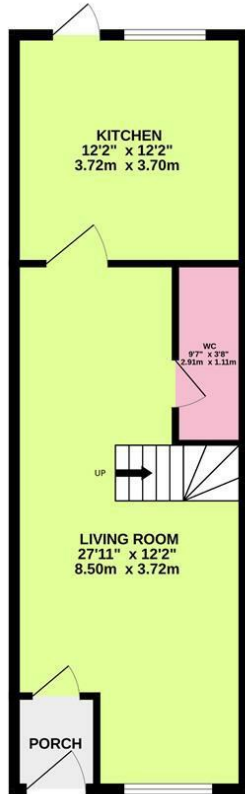
Council tax band: B

Draft version:

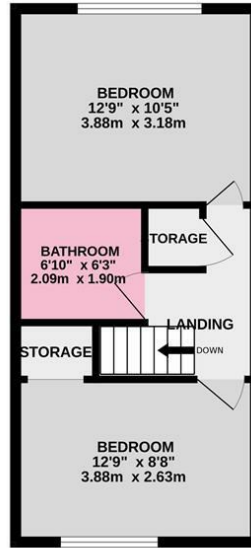
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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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			
(69-80) C		72	86
(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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