



38 Taw Close, Worthing, BN13 3PQ
Asking Price £425,000



A four bedroom detached house located in the popular catchment of Durrington. The accommodation briefly comprises of an entrance hall, lounge/dining room, kitchen, utility room, ground floor shower room, conservatory, first floor landing, four bedrooms and family bathroom. Externally the property benefits from having a West rear garden and off street parking to the front.

- Four Bedrooms
- Detached House
- Off Road Parking
- Ground Floor W/C
- Close to Local Amenities
- Modern Kitchen
- West Aspect Garden
- Sought After Area In Durrington





Entrance Hall

Staircase rising to the first floor. Radiator. Understairs cupboard.

Lounge/Dining Room

5.79 x 3.86 (18'11" x 12'7")

Double glazed sliding doors as well as a separate patio opening to conservatory. Two Radiators. Electric fireplace.

Kitchen

2.24 x 3.57 (7'4" x 11'8")

Range of work surfaces with cupboards and drawers fitted under. Inset one and half sink unit. Integrated appliances. Fitted separate gas hob with extractor above and oven/grill fitted. Range of matching wall cupboards and display shelves. Double glazed window over looking driveway.

Utility Room

2.21 x 1.98 (7'3" x 6'5")

Fitted cupboards. Space for appliances. Double glazed window over looking the driveway.

Ground Floor Shower Room

1.33 x 2.74 (4'4" x 8'11")

Shower cubicle. Low level W/C with matching wash hand basin. Double glazed window.



Conservatory

5.79 x 2.60 (18'11" x 8'6")

With polycarbonate roof and double glazed windows and doors over looking and leading to the rear garden. Radiator.

First Floor Landing

Open space leading to all four bedrooms and family bathroom.

Bedroom One

3.06 x 3.91 (10'0" x 12'9")

Double bedroom. Built in wardrobes and chest of draws. One radiator. Over looking the garden.

Bedroom Two

2.62 x 2.98 (8'7" x 9'9")

Double Bedroom. Over head cupboards and fitted draws. Single wardrobe. West facing double glazed window. One radiator.

Bedroom Three

3.05 x 2.31 (10'0" x 7'6")

Single bedroom. Built in draws and wardrobe with over head cupboards. Over looking the driveway.

Bedroom Four

2.63 x 2.32 (8'7" x 7'7")

East facing double glazed window. One radiator.



Family Bathroom

1.65 x 2.65 (5'4" x 8'8")

Electric shower over bath with shower screen. Matching low level W/C with hand wash basin. Dual frosted windows. Spot lights. One radiator.

Outside

West Aspect Rear Garden

With a decked area. Access round one side of the property from the front. Two Wooden Sheds. Additional lean-to storage area to the side of the property which is accessed via the front of the property.

Off Street Parking

Space for multiple cars.

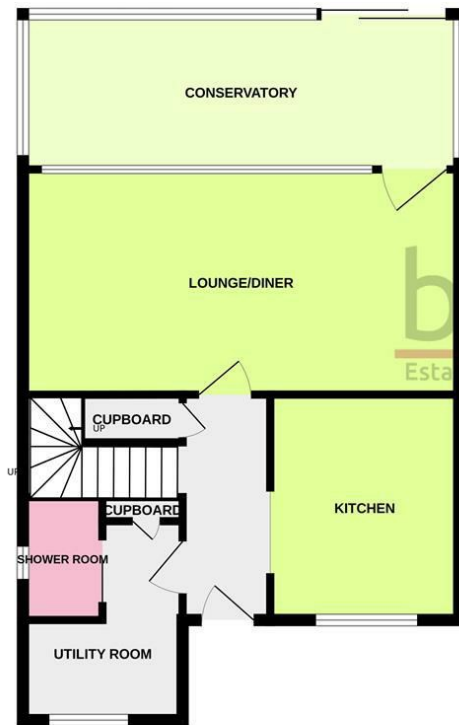
Required Information

Council tax band: D

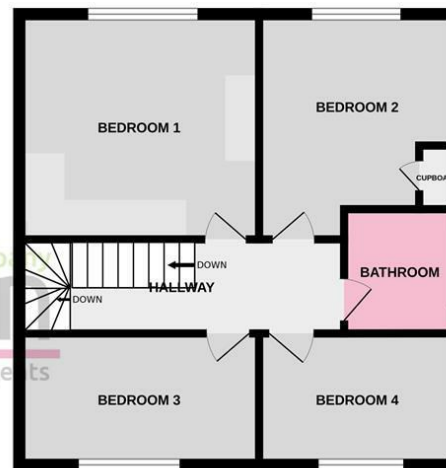
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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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Estate and letting agents

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk