



3 Barn Close, Worthing, BN13 2BE
Asking Price £375,000

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A fantastic opportunity to purchase this three bedroom end of terrace house in popular Salvington. Conveniently located near to local shops, schools and transport links. This home offers spacious accommodation briefly comprising, entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms, bathroom/Wc. Externally there is a rear garden, front garden, private driveway and GARAGE.

- End Terrace House
- Spacious Private Driveway
- Garage
- Three Bedrooms
- Modern Bathroom/Wc
- Kitchen/Breakfast Room
- South Facing Rear Garden
- Popular Salvington





Double glazed front door opening to

Entrance Hall

Dark wood effect floor. Staircase to first floor. Opening to living room.

Living Room

4.70 x 3.85 max (15'5" x 12'7" max)

Double glazed window to front. Radiator. Recessed shelves with cupboard under. Opening to

Dining Room

2.75 x 2.42 (9'0" x 7'11")

Double glazed Southerly aspect window. Radiator. Opens to the kitchen.

Kitchen/Breakfast Room

5.25 x 2.07 (17'2" x 6'9")

Range of work surfaces with cupboards and drawers fitted fitted electric hob with extractor above. Fitted double oven and grill and microwave. Butler sink with flexi hose tap. Space for slimline dishwasher, washing machine and tumble dryer. Space for American style

fridge freezer. Understairs storage space. Double glazed Southerly aspect window. Double glazed door and window to the rear garden. Wood effect vinyl floor.

First Floor Landing

Access hatch to loft. Recessed shelved cupboard.

Bedroom One

2.97 x 4.13 (9'8" x 13'6")

Double glazed window. Fitted wardrobe with mirror sliding doors. Radiator. Further larger access hatch to loft space.

Bedroom Two

2.76 x 2.96 max (9'0" x 9'8" max)

Double glazed Southerly aspect window. Fitted triple door wardrobes to one wall. Radiator.

Bedroom Three

2.81 x 1.79 (9'2" x 5'10")

Double glazed window. Radiator. Overstairs storage space.

Bathroom/Wc

2.08 x 1.70 (6'9" x 5'6")

Suite comprising shaped panelled bath with shower and glass screen, vanity surface with sink, cupboards under and concealed cistern Wc. Double glazed obscure glass window. Tiled walls. Modern towel radiator.

South Facing Rear Garden

Laid to artificial lawn with timber shed, metal shed and summer house. Paved patio and brick edged border. Personal door to garage. Enclosed by fence. Paved pathway to side with gate giving access to the front.

Garage

5.13 x 2.55 (16'9" x 8'4")

With power and light. Double glazed door to the rear garden.

Required Information

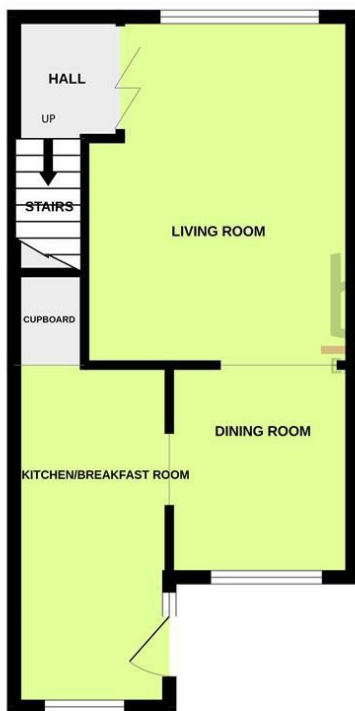
Council tax band: C

Draft version: 1

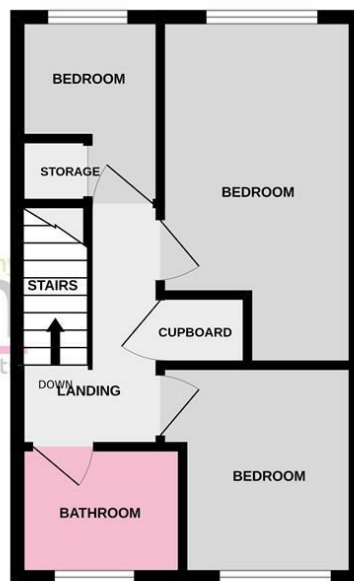
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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) A		85
(81-91) B		
(69-80) C	72	
(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