



83 New Road, Worthing, BN13 3PD

Price £369,950

**bacon** and company  
Estate and letting agents





**\*\*\*LANDSCAPED REAR GARDEN\*\*\*PRIVATE DRIVE\*\*\*SPACIOUS KITCHEN/BREAKFAST ROOM\*\*\***

A beautifully presented three bedroom semi detached house with landscaped rear garden and private driveway. Located in popular Durrington with local shops, transport links and schools all nearby. The accommodation briefly comprises, entrance, spacious kitchen/dining room with utility cupboard, living room, first floor landing, three bedrooms and modern bathroom/Wc. Externally there is a landscaped rear garden, lawned front garden and private driveway. Viewing is highly recommended

- Semi Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Landscaped Rear Garden
- Private Driveway
- Modern Bathroom/Wc
- West Aspect Living Room
- GCH& Double Glazing









Double glazed front door opening to

### Entrance

Staircase rises to the first floor and is open to the kitchen/dining room. Door to living room.

### Kitchen / Dining Room

4.88 x 4.00 (16'0" x 13'1")

A feature room with double glazed window and doors over looking and opening to the rear garden. Excellent range of work surfaces with high gloss cupboards and drawers fitted under. Inset sink. Range of matching wall cupboards.

Integrated appliances including an AEG double oven and grill, dishwasher, and a four burner electric hob with extractor above. Breakfast bar with space for stools. Modern vertical radiator. Wall mounted boiler concealed in cupboard. Opening to a UTILITY cupboard which provides space for freestanding fridge/freezer and space for washing machine.

### Living Room

4.85 x 3.48 (15'10" x 11'5")

Double glazed window with feature white shutters. Vertical modern radiator. Ornamental chimney recess with matching cupboards and shelves either side and lighting.

### First Floor Landing

Access hatch to loft space.

### Bedroom One

3.50 x 2.73 (11'5" x 8'11")

Double glazed window with feature white shutters. Vertical modern radiator. Recessed wardrobe.

### Bedroom Two

2.98 x 2.81 (9'9" x 9'2")

Double glazed window. Radiator. Overstairs cupboard.

### Bedroom Three

2.60 x 2.04 (8'6" x 6'8")

Double glazed window with feature white shutters. Radiator.

### Bathroom/Wc

2.05 x 1.88 (6'8" x 6'2")

Suite comprising shaped panelled bath with shower above, vanity sink with drawers below and concealed cistern Wc. Tiled walls. Double glazed window. Chrome towel radiator. Inset spotlights.

### Front Garden

Laid to lawn with shrub border.

### Rear Garden

A landscaped garden with modern shaped patio nearer the house and raised timber borders. Artificial lawn. Timber shed. Gate providing side access.

### Private Driveway

Providing off road parking.

### Required Information

Council tax band:

Draft version:

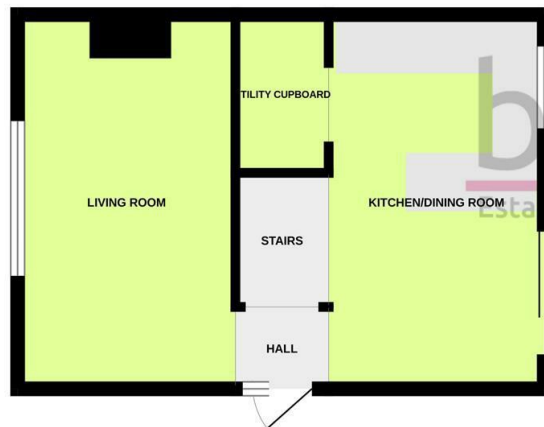
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



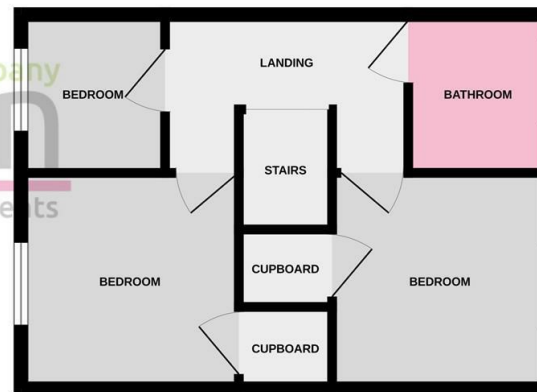




GROUND FLOOR



1ST FLOOR



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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

