



7 Cuckfield Crescent, Worthing, BN13 2ED

Price £440,000

bacon and company
Estate and letting agents



Deceptively spacious two/three bedroom extended semi-detached chalet offering fantastic living accommodation and outside living / entertainment space. The accommodation briefly comprises: entrance hall, lounge / bedroom 2, extended 25ft L shaped kitchen / dining room with bi-fold doors, living room, ground floor bedroom 3 and family shower room/wc. To the first floor there is a 19ft main bedroom with luxury ensuite bathroom/wc. The property also benefits from gas fired central heating and double glazed windows.

Externally to the front there is a gravelled private driveway and area providing off road parking for 2/3 vehicles. Feature rear garden being secluded as backing onto park/recreation ground. The garden itself provides a great outside entertainment area with covered veranda with 15' studio/ office/ workshop. Landscaped garden being laid to lawn with sandstone patio area.

- Extended chalet bungalow
- Two/three bedrooms
- Two bathrooms
- Feature kitchen / dining room
- GFCH and Double glazing
- Secluded rear garden
- Parking for 2/3 vehicles
- Living Room & Lounge



Double glazed door leading to:

Entrance Hall

Radiator.

Lounge / Bedroom 2

4.57m x 3.10m (15 x 10'2)

Open fireplace with oak beam over. Double glazed window with fitted plantation blind.

L Shaped Kitchen / Dining Room

7.62m max x 5.49m max (25' max x 18' max)

Modern fitted kitchen. Part tiled. Comprising work surfaces with base units under comprising cupboards and drawers. Butler style sink unit with mixer tap. Matching eye level wall units. Breakfast bar peninsula with granite work top with cupboards and drawers under. Seven ring dual fuel range cooker with extractor cooker hood above. Feature double glazed roof light. Double glazed window to side. Recessed ceiling spotlighting. Radiator. Bi-fold double glazed doors leading out to the garden. Opens to;

Living Room

3.81m x 3.10m (12'6 x 10'2)

Staircase rising to the first floor. Radiator. (currently used as a dining area).

Bedroom 3

2.64m x 2.36m (8'8 x 7'9)

Dual aspect with double glazed windows. Fitted plantation blinds. Radiator.

Bathroom/wc

Walk in fully tiled double shower with oversized shower head. Vanity unit incorporating wash hand basin, storage cupboard and enclosed close coupled wc. Double glazed window. Tiled floor. Recessed ceiling spot lighting. Chrome heated towel rail.

First Floor

Stairs from living room rising to main bedroom.

Main Bedroom

5.84m max x 3.76m (19'2 max x 12'4)

Eaves storage cupboard. Two 'Velux' double glazed windows. door to :

Luxury En-suite Bathroom

3.12m x 2.67m (10'3 x 8'9)

Part tiled. Modern suite comprising deep panelled bath with mixer tap. Vanity unit with wash hand basin and cupboard under. Close coupled wc. Recessed ceiling spotlighting. Cupboard housing 'Ideal' gas fired boiler supplying hot water and central heating. Illuminated mirror. Double glazed window.

Private Driveway

Gravelled providing off road parking for 2/3 vehicles.

Rear Garden

Secluded as backing onto recreation park. Landscaped to provide great outside entertainment area. Part laid to lawn. Sandstone patio area with undercover sun veranda. Deck with pergola. Timber office/studio/workshop in two sections, one with plastered and insulated walls. Power and light. Double glazed French doors.

Required Information

Council tax band:

Draft version: 1

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



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.
Made with Mirograph 12/2015

and company
bacon
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