



145 Terringes Avenue, Worthing, BN13 1JW

Price £450,000

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A deceptively spacious and well presented two / three bedroom link detached bungalow with beautiful South aspect rear garden, private driveway and garage. This home is available CHAIN FREE and is conveniently located for local bus services. The accommodation briefly comprises, spacious entrance hall, cloakroom/Wc, lounge, dining room/bed three, kitchen/breakfast room, two double bedrooms and shower room/Wc. Externally there is a SOUTH FACING REAR GARDEN, front garden, private driveway and GARAGE. Benefits include gas central heating with new combination boiler installed 2025.

- Detached Bungalow
- 2 / 3 Bedrooms
- Chain Free
- Spacious Entrance
- Modern Shower Room/Wc
- 2nd Seperate Wc
- Private Driveway & Garage
- South Facing Rear Garden





Double glazed front door opening to;

Entrance Hall

The existing porch has been enclosed to make a spacious hall with double glazed windows to front and two radiators. Access hatch to loft space. Storage cupboard.

Cloakroom/Wc

Concealed cistern Wc. Radiator. Wall mounted wash hand basin. Part tiled walls. Double glazed obscure glass window.

Lounge

3.79 x 4.24 (12'5" x 13'10")

Double glazed French doors opening to the South facing rear garden with two double glazed windows either side. Modern vertical radiator. Fireplace with attractive surround and fitted electric fire. Opening to;

Dining Room/Bedroom Three

3.46 x 3.79 (11'4" x 12'5")

Double glazed window to side. Radiator. Opening to lounge.

Kitchen/Breakfast Room

4.05 x 2.74 (13'3" x 8'11")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. washing machine, tumble dryer and dishwasher all included in the sale. Space

for fridge/freezer. Fitted cooker. Built in oven and microwave. Part tiled walls. Range wall cupboards. Double glazed French doors opening onto South aspect rear garden. Double glazed window.

Bedroom One

4.65m into bay x 3.78m (15'3" into bay x 12'5")

Double glazed bay window. Radiator.

Bedroom Two

3.37 x 2.88 (11'0" x 9'5")

Double glazed window to front and side. Radiator.

Modern Shower Room/Wc

2.42 x 1.68 (7'11" x 5'6")

Comprising walk-in double shower cubicle, vanity wash hand basin with cupboards and drawers under and low level flush WC. Part tiled walls. Double glazed obscure glass window. Radiator.

South Facing Rear Garden

A true feature of this home with mature planting and lawn. Side access via secure gate.

Front Garden

Laid to lawn.

Private Driveway

Providing off-road parking for several vehicles and leading to garage.

Garage

With power and up and over door.

Required Information

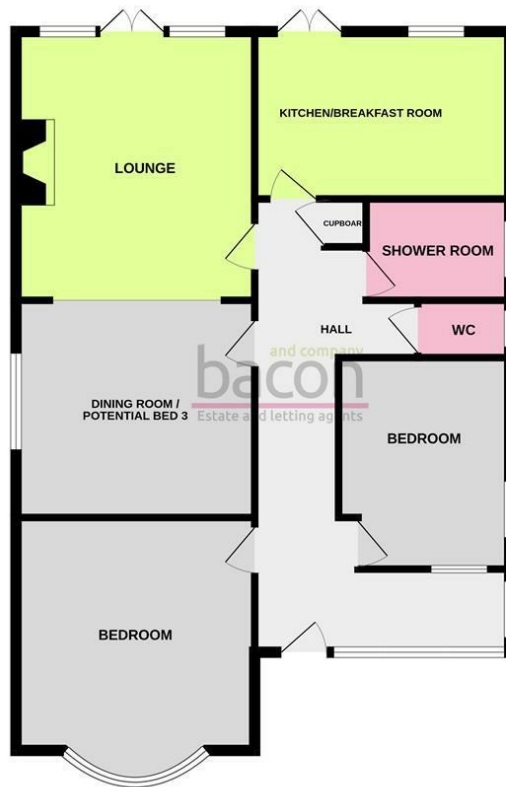
Council tax band: D

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



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		
(55-68) D	67	81
(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