



56 New Road, Worthing, BN13 3JQ  
Guide Price £375,000

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Beautifully presented three bedroom semi-detached bungalow in Durrington, conveniently located near local shops, playground, and bus routes. Internally the property offers two double bedrooms and a further third bedroom, southerly aspect lounge, well designed kitchen. Recently updated bathroom, boiler, and consumer unit. Externally, the property benefits from a landscaped rear garden, off road parking for multiple vehicles, and an EV charger. Viewing is highly recommended.

- Semi Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Beautifully Landscaped Rear Garden
- Conservatory
- Close Proximity To Local Amenities
- Recently Fitted Modern Bathroom Suite
- Deceptively Spacious









**Double glazed front door opening to;**

### Entrance Hall

Newly fitted hard flooring. Access hatch with pull down ladder to loft space where the recently fitted combination boiler can be found. Central heating thermostat. Neutrally decorated.

### Lounge

4.27m x 3.12m (14'0" x 10'3")

South aspect living room. Space for electric fireplace in chimney recess. Hard Flooring. Pendant light. Radiator below window. Storage cabinet with shelving above.

### Kitchen

3.58m x 2.41m (11'9" x 7'11")

Roll top work surfaces with a range of cupboards and drawers below, additional storage space in matching wall mounted cupboards. Undercounter space for washing machine. Space for freestanding cooker. Single sink and drainer with c-spout dual lever tap. Radiator. Newly fitted hard flooring. Inset spotlights. Double glazed window to side and rear. Door leading to;

### Conservatory

2.84m x 2.01m (9'4" x 6'7")

Double glazed windows and door over looking and leading out to the rear garden. Hard flooring. Space for additional appliances if necessary.

### Bedroom One

3.66m x 3.10m (12'0" x 10'2")

Double bedroom. Double glazed window to garden. Pendant light. Radiator. Recently fitted carpet. Plantation shutters.

### Bedroom Two

3.12m x 3.63m (10'3" x 11'11")

Double bedroom. South aspect double glazed window. Recently fitted carpet. Pendant light. Radiator. Glazed door to hallway.

### Bedroom Three

2.59m x 2.59m (8'6" x 8'6")

East aspect double glazed window. Pendant light. Recently fitted carpet. Plantation shutters.

### Bathroom

Newly fitted modern fitted bathroom suite. Full length bath with mixer tap and hand held shower. Tiled walls. Concealed cistern toilet. Large corner shower with dual function riser rail shower. Sink with cabinet storage below. Wall mounted mirror cabinet with LED lighting and demister. Heated towel rail. Two obscured double glazed windows. Newly fitted hard flooring. Inset spotlights.

### Landscaped Secluded Rear Garden

Paved patio area. Central lawn bordered by raised sleeper beds and borders with shrubs and plants. At the far end, raised deck and pebbled area. Metal shed. Bike store. Access to side driveway.

### Front Garden

Laid to lawn.

### Private Driveway

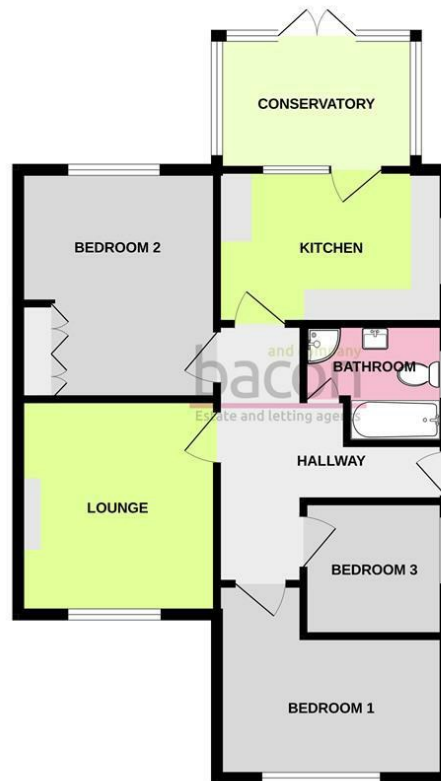
Space for multiple cars. EV charging point. Gated access to rear garden.







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 misstatement. 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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.



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