



21 Raleigh Crescent, Worthing, BN12 6EF

Price £395,000

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Popular three bedroom semi-detached house with private drive to garage and featuring a delightful South facing rear garden. The property was built in 1957 and this is the first time the house is to be sold since new. The accommodation briefly comprises: entrance hall , ground floor cloakroom, kitchen/breakfast room, 20' south facing lounge/diner, sun lounge, three double bedrooms and shower room with separate wc. The property also benefits from double glazing and gas fired central heating. Externally there is a block paved private drive with 6ft wooden double gates leading to garage. Front garden and a delightful secluded South facing rear garden.

- Semi Detached House
- Three Double Bedrooms
- South Facing Lounge/Diner
- Sun Lounge
- Ground Floor Cloakroom
- South Facing Rear Garden
- Private Drive & Garage
- Goring By Sea





Double glazed front door leading to:

Spacious Entrance Hall

3.51m x 1.83m (11'6 x 6')

Double glazed windows. Radiator. Understairs storage cupboard. Staircase rising to the first floor.

Lounge / Diner

6.22m x 4.37m max (20'5 x 14'4 max)

Natural stone fireplace with electric fire. Two radiators. Glazed door leading out to:

Sun Lounge

4.98m x 2.18m (16'4 x 7'2)

Part brick with PVCu double glazed windows with vertical blinds. Double glazed french doors leading out to garden. Further door from sun lounge to:

Ground Floor Cloakroom

Close coupled wc. Wash hand basin. Double glazed window.

First Floor Landing

Walk in shelved linen cupboard housing hot water tank with immersion. Access to loft space via folding ladder.

Bedroom 1

4.27m x 3.51m (14' x 11'6)

Built in floor to ceiling wardrobes with hanging space and

storage cupboards. Further built in storage cupboard. Radiator.

Bedroom 2

3.78m x 2.57m (12'5 x 8'5)

Double glazed window. Radiator.

Bedroom 3

3.53m x 2.36m (11'6" x 7'8")

Double glazed window. Radiator. Built in wardrobe/storage cupboard.

Shower Room

Walk-in shower cubicle with chrome shower. Vanity unit with wash hand basin with cupboard under. Light with shaver point. Double glazed window. Radiator. 'Dimplex' wall heater.

Sep Wc

Close coupled wc. Double glazed window.

Private Drive

Block paved with standing for a couple of vehicles. ^ft wooden double gates with further driveway leading to:

Garage

Brick built. Power and light. Up and over door.

Front Garden

Laid to lawn. Attractive alpine rockery.

South Facing Rear Garden

Delightful secluded South facing rear garden. Full width paved patio. Remainder laid to lawn with flower bed and borders with flowers, shrubs and bushes. Greenhouse. Timber garden shed. Outside water tap.

Required Information

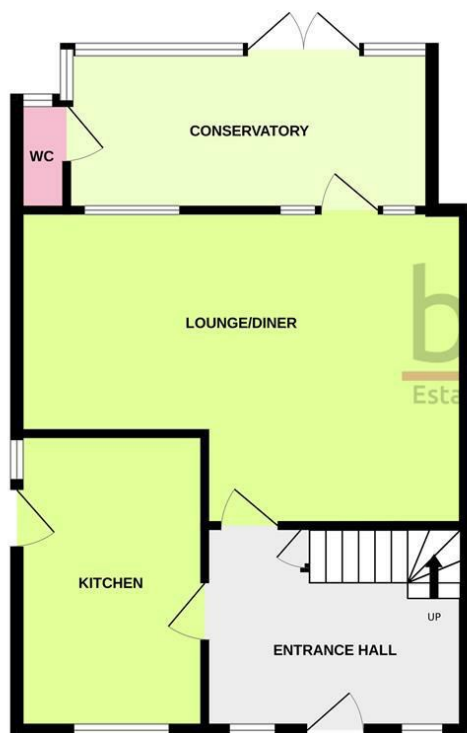
Council tax band: D

Draft version: 1

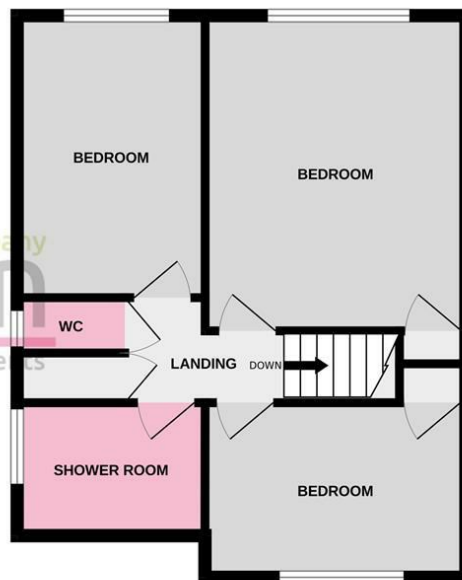
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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