



21 Coombe Rise, Worthing, BN14 0ED

Asking Price £550,000

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Extended and spacious three bedroom detached bungalow occupying a corner plot in this favoured area of Findon Valley. The accommodation briefly comprises of: spacious entrance hall, study, three double bedrooms, two bathrooms, lounge, 25' open plan kitchen/diner sitting room and utility room. Externally there are wrap around gardens with the rear being West facing and a private drive with additional parking for three to four vehicles. CHAIN FREE

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Corner Plot
- Private Driveway
- Favoured Findon Valley
- Chain Free









Double glazed door leading into :

#### **SPACIOUS ENTRANCE HALL**

4.72m x 1.65m (15'6 x 5'5)

Radiator. Oak flooring. Access via drop down ladder to large boarded loft space. Light. Velux style window. 'Gloworm' gas fired boiler supplying hot water and central heating.

#### **LOUNGE**

15'5 x 12'3

Brick fireplace with oak beam mantle and incorporating real flame coal effect gas fire. Double aspect with double glazed windows. Radiator.

#### **STUDY**

3.20m x 2.24m (10'6 x 7'4)

Oak flooring. Radiator. Double glazed window. Storage cupboard with tubular heater.

#### **KITCHEN/DINER/ LIVING ROOM**

7.72m x 4.65m max (25'4 x 15'3 max)

Modern fitted kitchen area comprising of roll top work surfaces with inset one and a half bowl sink unit with

drainer. Extensive range of base units incorporating cupboards and drawers with matching eye level wall units having concealed lighting under. Fitted double oven. Hob with concealed extractor above. Tiled floor. The living room/diner area has a log burner and a double aspect with double glazed windows. There are double glazed french doors leading out to garden. Tiled floor. Radiators. Door leading into:

#### **UTILITY ROOM**

1.98m x 1.12m (6'6 x 3'8)

Part tiled. Roll top work surfaces with inset one and half bowl sink unit. Matching base and wall units. Space and plumbing for washing machine. Tiled floor. Double glazed window.

#### **BEDROOM 1**

3.96m into wardrobe x 3.78m (13' into wardrobe x 12'5)

Fitted floor to ceiling wardrobes. Double glazed window. Radiator.

#### **BEDROOM 2**

3.86m x 2.90m (12'8 x 9'6)

Fitted floor to ceiling wardrobe. Fitted drawer units. Double glazed window. Radiator. Door leading into:

#### **EN-SUITE BATHROOM**

En-suite shower room being fully tiled. Walk in shower with chrome shower unit. Wash hand basin. Low level wc. Double glazed window. Extractor.

#### **BEDROOM 3**

4.11m x 2.74m (13'6 x 9')

Double glazed window. Radiator.

#### **BATHROOM/WC**

Fully tiled. White suite comprising corner bath with mixer taps. Close coupled wc. Bidet. Vanity unit with drawers and inset wash hand basin. Vertical heated chrome towel rail. Double glazed window. Tiled floor.

#### **OUTSIDE**

#### **PRIVATE DRIVE AND PARKING**

Accessed via 6ft wooden double gates. Part block paved with standing for three to four vehicles.

#### **GARDENS**

There are wrap around gardens to three sides. Laid to lawn with mature shrub and flower borders. Greenhouse and garden shed. Full length lean to being ideal for storage. Gate from front garden giving access to a delightful and secluded West facing rear garden being laid to lawn with patio area.







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 for 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>	67	80
(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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