



56 Malthouse Way, Worthing, BN13 3GD  
Price Guide £450,000

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A great opportunity to purchase this FOUR BEDROOM detached family home with SOUTH FACING REAR GARDEN. This home was built by Taylor Wimpey Homes in 2017 and is located on popular Barley Grange in West Durrington. The accommodation briefly comprises, entrance hall, cloakroom/Wc, utility, lounge and kitchen/dining room. To the first floor there are four bedrooms, ensuite shower room and a bathroom/Wc. Externally there is a South facing rear garden, front garden, private driveway and garage.

- Detached House
- Four Bedrooms
- Ensuite & Bathroom/Wc
- South Facing Rear Garden
- Private Drive & Garage
- Utility & Cloakroom/Wc
- Kitchen / Diner with Appliances
- Built in 2017 by Taylor Wimpey





Front door opening to;

**Entrance Hall**

Stairs leading to first floor. Wood effect vinyl flooring. Radiator. Access to all rooms.

**Cloakroom/Wc**

Low level flush w.c. Wash basin with tap above.

**Lounge**

4.50 x 3.26 (14'9" x 10'8")

Double glazed window. Radiator. Fitted fire with surround.

**Kitchen/Dining Room**

5.36 x 3.36 (17'7" x 11'0")

Modern fitted kitchen with wood effect work surface incorporating one and a half sink and drainer unit with mixer tap above. Integrated four ring gas hob with extractor hood over and oven beneath. Integrated fridge/freezer and dishwasher. Range of matching cupboards, drawers and wall units. Door leading through to utility room. Double glazed window overlooking rear garden. Wood effect vinyl flooring. Inset spotlights. Space for dining table and chairs, and double glazed French doors leading to rear garden.

**Utility**

Additional work surface with space for appliances.

**First Floor Landing**

Radiator. Access to all rooms and loft hatch.

**Bedroom One**

3.79 x 3.19 (12'5" x 10'5")

Triple fitted wardrobe with mirrored sliding doors providing ample storage. Radiator. Double glazed window. Door opening to;

**Ensuite Shower Room/Wc**

Step in shower with glass screen and wall mounted controls & hand held shower head. Pedestal wash hand basin with mixer tap over. Low level flush w.c. Ladder style towel radiator. Wall mounted mirror. Tiled walls & flooring. Levelled ceilings. Inset spotlights. Extractor.

**Bedroom Two**

3.35 x 3.18 (10'11" x 10'5")

Double glazed window. Radiator.

**Bedroom Three**

3.25 x 2.11 (10'7" x 6'11")

Double glazed window overlooking rear garden. Radiator. Built in storage cupboard.

**Bedroom Four**

2.23 x 2.11 (7'3" x 6'11")

Double glazed window. Radiator.

**Bathroom/Wc**

Panelled bath with wall mounted shower and glass screen. Pedestal wash hand basin with mixer tap above. Low level flush w.c. Fully tiled walls and flooring. Chrome ladder style radiator. Wall mounted mirror. Inset spotlights. Extractor.

**Front Garden**

Pathway leading to front of house and side gate access to rear garden.

**South Facing Rear Garden**

Partially laid with artificial grass. Large patio area with a pergola providing ample space for garden table and chairs. Side gate access to the front of the property.

**Private Driveway**

Providing off road parking and leading to garage.

**Garage**

6.02 x 3 (19'9" x 9'10")

With vaulted roof and up and over door.

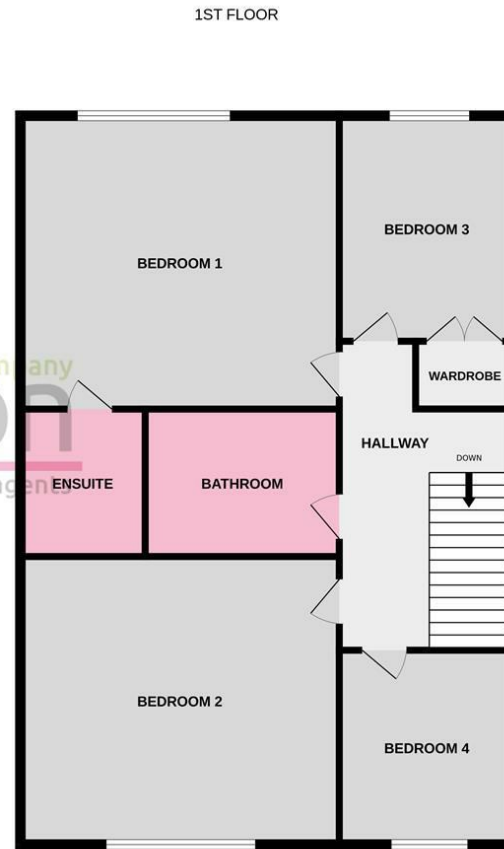
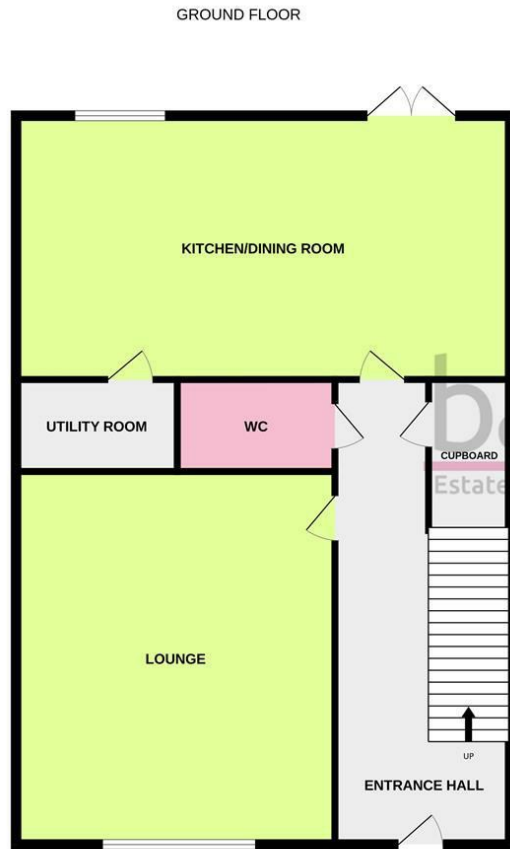
**Required Information**

Council tax band: E

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</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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