



65 Leeward Road, Worthing, BN13 1NB  
Guide Price £395,000

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A well presented three bedroom semi detached bungalow with delightful rear garden, garage and driveway located in the sought after Tarring area. Briefly the accommodation comprises; entrance porch, entrance hall, living room, kitchen, three bedrooms with bedroom three being a single bedroom/study and shower room with separate wc. Externally the property benefits from maintained front and rear gardens, garage and private driveway. CHAIN FREE.

- Popular Tarring Location
- Semi Detached Bungalow
- Three Bedrooms
- Living Room
- Kitchen
- Shower Room & Seperate WC
- Garage
- Delightful Front and Rear Garden
- Driveway
- CHAIN FREE









UPVC double glazed door to:

#### **Entrance Porch**

Tiled floor. Further composite double glazed door to:

#### **Entrance Hall**

Recessed shelving with cupboard below housing electrical consumer unit. Access to loft via hatch and pull down ladder. Shelled linen cupboard housing hot water tank. Picture rail.

#### **Living Room**

4.65m x 3.73m (15'3 x 12'3)

Gas fired coal effect fireplace with surround. Radiator. Picture rail. Glazed windows with french doors leading to:

#### **Sun Room**

3.20m x 1.35m (10'6 x 4'5)

Low level brick built surround with double glazed windows. Tiled floor. Double glazed door to garden.

#### **Kitchen**

3.58m x 2.59m (11'9 x 8'6)

Roll top work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 4 ring gas hob with recessed extractor over. Fitted oven. Tiled splash back. Space and plumbing for washing machine. Space for under

counter fridge and freezer. Matching range of base units comprising of cupboards and drawers. Further eye level matching wall units. Larder storage cupboard with shelving and double glazed window. Wall mounted 'Baxi' boiler supplying gas central heating. Radiator. Dual aspect with double glazed window and double glazed door to rear garden.

#### **Bedroom One**

4.27m x 3.40m (14' x 11'2)

Double glazed window to front. Radiator. Picture rail. Built in 'L shaped' wardrobe with shelving and hanging.

#### **Bedroom Two**

3.58m x 3.12m into bay (11'9 x 10'3 into bay)

Double glazed bay window to front. Radiator. Picture rail.

#### **Bedroom Three/Study**

2.64m x 2.34m (8'8 x 7'8)

Single bedroom. Double glazed window to side. Radiator. Picture rail. Recessed wardrobe with shelving and hanging.

#### **Shower Room**

Step in shower tray with tiled surround, sliding door and electric 'Mira' shower. Vanity unit comprising, wash hand basin with mixer tap and cupboard below. Double glazed window. Radiator.

#### **Separate wc**

Close coupled wc. Wall mounted wash hand basin. Double glazed window.

#### **Outside**

##### **Delightful Rear Garden**

Borders of mature shrubs, bushes and trees. Majority laid to lawn. Path to:

##### **Garage**

4.88m x 2.62m (16' x 8'7)

Electric up and over door. Power and light. Glazed window.

##### **Front Garden**

Borders of mature shrubs, bushes and trees. Majority laid to lawn.

##### **Driveway**

Off road parking with standing for 3+ vehicles.

##### **Tenure & Council Tax Band**

Tenure: Freehold

Council tax band: Band C

Version: 1

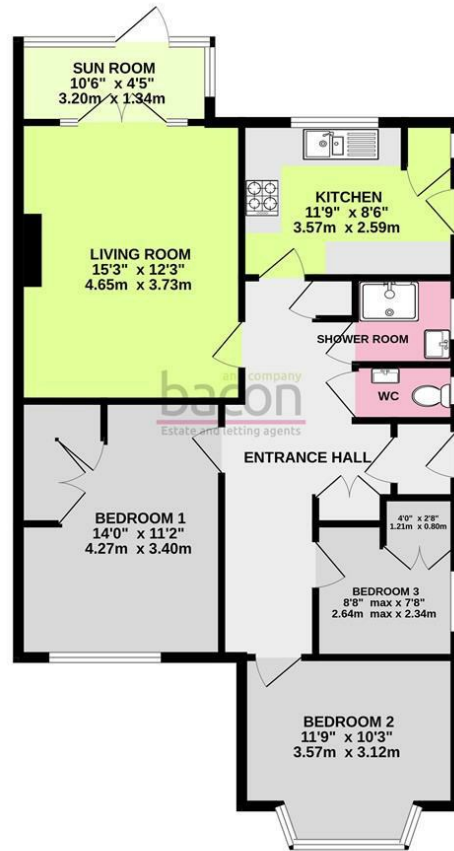
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
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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