



20 Devonport Road, Worthing, BN11 2SN
Guide Price £500,000

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A rare opportunity to purchase this three bedroom semi detached bungalow with a significantly sized south/west aspect garden/plot and double length garage located less than a hundred yards of Worthing Seafront. Briefly the accommodation comprises: entrance hall, living room, separate kitchen, three bedrooms and bathroom/wc. Externally there is a large rear garden/plot, double length garage and driveway with parking for a number of vehicles. The property is within close proximity of local shops, school catchment, various public transport links and easy access to the A259. CHAIN FREE.

- CHAIN FREE
- Semi Detached Bungalow
- Expansive Rear Garden
- Three Bedrooms
- Modern Bathroom/wc
- Modern Kitchen
- Double Length Garage
- Private Driveway





UPVC double glazed door to:

Entrance Hall

Inset ceiling spotlighting. Storage cupboard. Radiator.

Living Room

4.72m x 3.66m (15'6 x 12')

Aluminium bi-folding double glazed doors leading to rear garden. Two vertical column radiators. Level and covered ceiling.

Kitchen

2.95m x 2.79m (9'8 x 9'2)

Roll edge work surface having inset stainless steel single drainer sink with mixer tap and draining board. 4 ring gas hob with extractor fan over. Fitted oven. Space and plumbing for washing machine. Space for fridge/freezer. Matching range of base units comprising of cupboards and drawers, further eye level wall units. Double glazed door to side. Inset ceiling spotlighting. Level and covered ceiling.

Bedroom One

4.67m x 3.66m (15'4 x 12')

Double glazed window. Radiator. Level and covered ceiling.

Bedroom Two

4.01m x 2.64m (13'2 x 8'8)

Double glazed window overlooking rear garden. Radiator. Level and covered ceiling.

Bedroom Three

2.82m x 2.59m (9'3 x 8'6)

Double glazed window. Radiator. Level and covered ceiling.

Bathroom/wc

2.82m x 2.62m (9'3 x 8'7)

Fully tiled floor and walls. Freestanding roll top claw foot bath with wall mounted mixer tap. Step in shower tray with glazed surround, overhead rainfall shower and Jacuzzi style wall fittings. Vanity unit comprising wash hand basin with mixer tap and concealed cistern wc. Ladder style towel radiator. Inset ceiling spotlighting. Two double glazed windows.

Outside

Large South/West Aspect Garden

A considerably larger than usual plot being mostly laid to lawn. Block paved patio. Side access. Summer house. Access to

Double Length Garage

9.45m x 2.51m (31' x 8'3)

Up and over door. Access to garden.

Driveway

Shingled. Standing for 4+ vehicles.

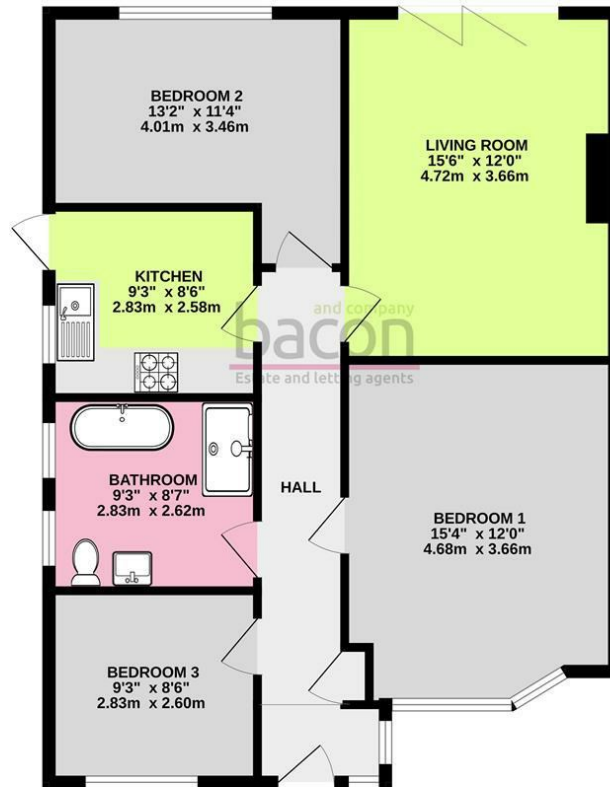
Council Tax Band

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
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904sq.ft. (84.0 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY

01903 521000

worthing@baconandco.co.uk