



9 Lincett Avenue, Worthing, BN13 1AX
Guide Price £375,000

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A three bedroom end of terrace house benefiting from a South aspect rear garden and garage located in Tarring. Briefly the accommodation comprises: entrance hall, dining room, living room, kitchen, landing, three bedrooms and bathroom/wc. Externally there is a West aspect rear garden and garage to the rear located in compound. The property is conveniently located within close proximity of local shops, schools and various local transport links. Further benefits include double glazing and gas central heating.

- End of Terrace House
- Three Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Fitted Kitchen
- Re-Fitted Bathroom
- West Aspect Rear Garden
- Garage In Compound





Reception Hall

3.56m x 2.29m (11'8 x 7'6)

Double glazed window. Radiator. Under stairs storage cupboard housing 'Glow-worm' combination boiler supplying gas central heating and hot water. Central heating thermostat.

Lounge

3.96m x 3.28m (13' x 10'9)

Double glazed French doors overlooking and leading to garden. Radiator. Double doors to:

Dining Room

3.40m into bay x 3.28m (11'2 into bay x 10'9)

Double glazed bay window. Radiator. Wood effect laminate flooring.

Kitchen

2.97m x 2.29m (9'9 x 7'6)

Roll edge work surfaces incorporating 1 1/2 bowl stainless steel sink with swan neck mixer tap and drainer. 4 ring 'Lamona' electric hob with extractor over. Integrated fridge/freezer. Slimline 'Logic' dishwasher. Space and plumbing for washing machine. Range of matching cupboards, drawers and wall units. Tiled splashback. Pantry cupboard. Double glazed window. Door to rear garden.



First Floor Landing

2.34m x 2.29m (7'8 x 7'6)

Double glazed window. Airing cupboard. Access hatch to loft.

Bedroom One

3.25m x 2.84m (10'8 x 9'4)

Double glazed window to rear. Radiator. Double recessed wardrobes with hanging space and shelving. Levelled ceiling.

Bedroom Two

3.25m x 2.54m (10'8 x 8'4)

Double glazed window to front. Radiator. Levelled ceiling.

Bedroom Three

2.31m x 2.03m (7'7 x 6'8)

Double glazed window to front. Radiator. Over stairs storage cupboard. Laminate flooring.

Bathroom/W.C

2.26m x 1.73m (7'5 x 5'8)

White suite comprising: panelled bath with glass shower screen and mixer tap. Wall mounted controls and rainfall shower over. Vanity unit with wash hand basin and mixer tap. Low level flush w/c. Mirror with Bluetooth, inset light and shaver point. Ladder style towel radiator. Double glazed window. Levelled ceiling. Inset ceiling spotlights.



Front Garden

Laid to lawn. Path to front door.

Rear Garden

Majority laid to lawn with borders surrounding. Walled surround. Electric socket. Water tap. Patio area. Access via side gate.

Garage

5.84m x 2.36m (19'2 x 7'9)

Located in nearby compound. Up and over door to front.

Required Information

Council tax band: C

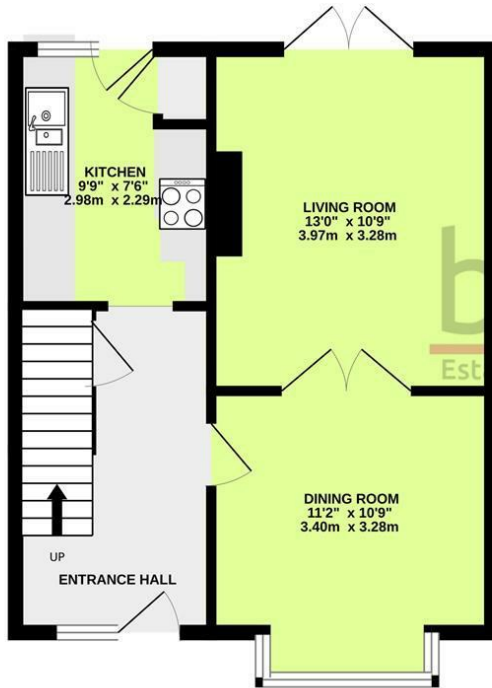
Garage Service Charge: Approximately £50 per annum

Version: 1

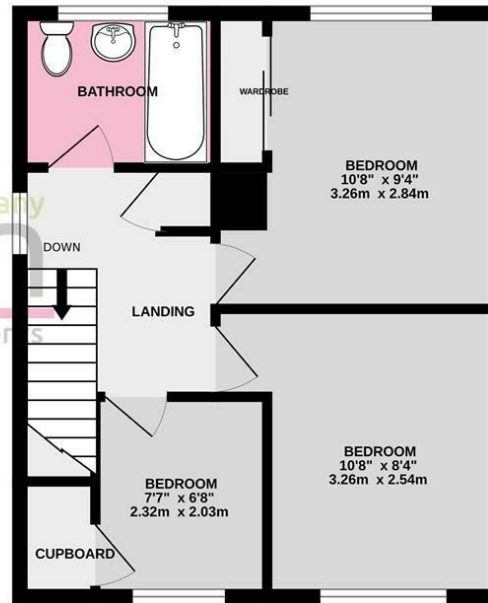
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.



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