



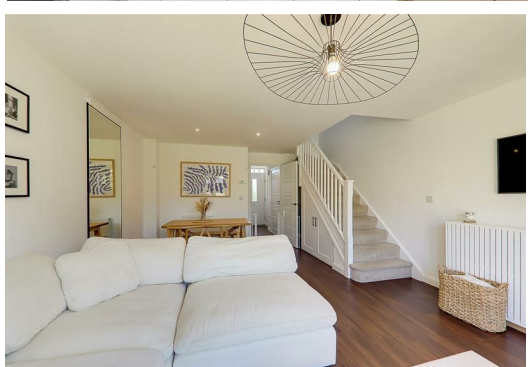
29 Cambrian Way, Worthing, BN13 1FR  
Guide Price £340,000

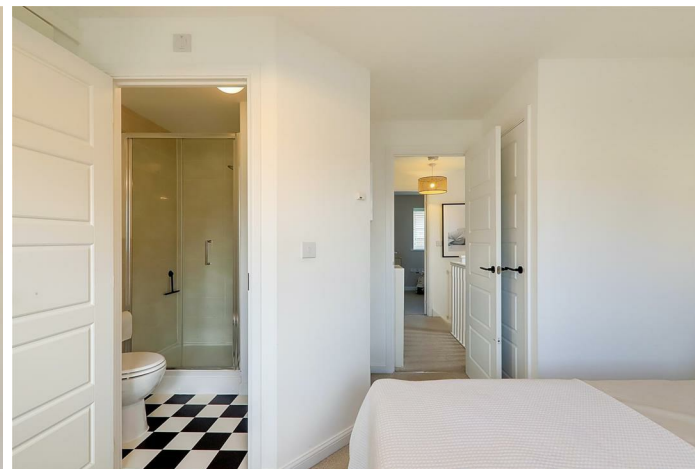
and company  
**bacon**  
*bespoke*



CHAIN FREE two double bedroom, two bathroom semi-detached family home with two allocated parking spaces and a private rear garden, situated in the highly sought-after Cissbury Chase development in Goring-By-Sea. This property is ideally located within walking distance of local shops, schools and mainline railway station. Accommodation briefly comprises entrance hall, ground floor cloakroom, modern kitchen, and a spacious 19ft lounge/diner. On the first floor, a primary bedroom with an ensuite, a second double bedroom and a family bathroom. Externally, the property boasts a well-maintained 35ft private rear garden with patio area and garden shed (benefiting from power and light), a front garden, and two allocated parking spaces.

- Chain Free
- Two Double Bedroom
- Semi Detached House
- Popular Cissbury Chase Development
- 19ft Open Plan Lounge/Diner
- Modern Kitchen
- Bathroom & En Suite
- Ground Floor WC
- Private Rear Garden
- Two Parking Spaces





### Entrance

Double glazed UPVC front door opening to:

### Entrance Hall

Radiator. Shelved storage cupboard housing gas boiler, electricity meter and fuse board. Wood effect laminate flooring. Levelled ceiling. Inset spotlights.

### Ground Floor WC

Low level flush push button w/c. Wash hand basin with stainless steel mixer tap and tiled splashback. Radiator. Double glazed obscure glass window with fitted blind. Checkerboard vinyl flooring. Levelled ceiling. Extractor fan.

### Modern Kitchen

2.97m x 1.93m (9'9 x 6'4)

Wood effect roll edge work surfaces incorporating stainless steel sink with swan neck mixer tap, drinking water tap, drainer and tiled splashback. Four ring gas hob with stainless steel splashback, fitted oven/grill below and extractor canopy above. Integrated washing machine. Space for fridge freezer. Range of matching soft close cupboards, drawers and wall units with under cabinet lighting. Double glazed window to front with fitted blind. Tiled flooring. Levelled ceiling. Inset spotlights.

### Lounge/Diner

5.92m x 4.09m (19'5 x 13'5)

Double glazed windows and French doors overlooking and providing

access to rear garden. Two radiators. Bespoke radiator cover and media housing unit. Under stairs storage cupboard. Wood effect laminate flooring. Levelled ceiling. Inset spotlights. Stairs to first floor landing.

### First Floor Landing

Double glazed window. Levelled ceiling. Access hatch to loft with fitted pull down ladder.

### Bedroom One

4.09m x 3.40m (13'5 x 11'2)

Maximum measurements taken. Double glazed window overlooking rear garden with fitted blind. Radiator. Built in mirrored wardrobe with shelving and hanging space. Airing cupboard housing hot water tank. Door to:

### En Suite/WC

Step in shower with wall mounted controls, tiled surround and folding glass shower screen. Wash hand basin with stainless steel mixer tap. Low level flush push button w/c. Part tiled walls. Checkerboard vinyl flooring. Radiator. Levelled ceiling. Extractor fan.

### Bedroom Two

4.09m x 2.51m (13'5 x 8'3)

Two double glazed windows to front with fitted blinds. Radiator. Levelled ceiling.

### Bathroom/WC

Panelled bath with mixer tap, shower over, tiled surround and glass shower screen. Pedestal wash hand basin with tiled splashback. Radiator. Checkerboard vinyl flooring Levelled ceiling. Extractor fan.

### Private Rear Garden

A notable feature of the home which measures 35 feet in length and 23 feet in width, making it larger than many gardens in the development. Majority laid to lawn with patio area providing ample space for garden furniture. Pathway leading to timber storage shed benefiting from power and light. Raised railway sleeper flowerbeds. Rear area laid to shingle with two mature trees. Outdoor light and tap. Side access gate.

### Front Garden

Two areas laid to shingle one offering space for garden bench, the other with a centrally positioned tree.

### Two Off Road Parking Spaces

Situated to the front and side of the property (spaces 198).

### Required Information

Council tax band: C

Estate service charge: £151 per half year.

Version: 1

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

### Agent Note

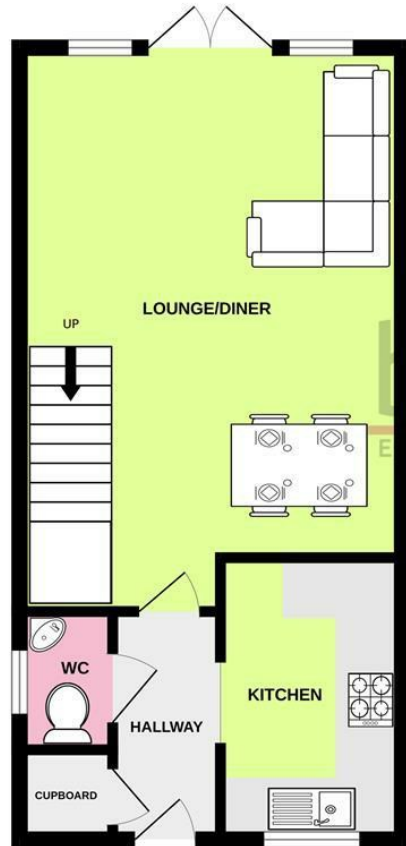
Under the estate agents act 1979 section 22 we advise that there is a connection on this property between the vendor and Bacon and Company Estate Agents.



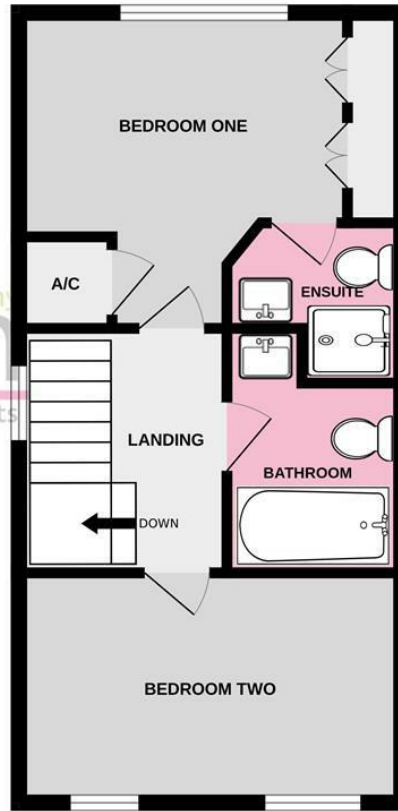




GROUND FLOOR



1ST 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 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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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</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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