



3 Leeward Close, Worthing, BN13 1NE
Offers Over £400,000

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A charming two double bedroom semi-detached bungalow located in the popular Leeward Close, Tarring. The property could be made into a three bedroom bungalow by converting the dining room as many of the bungalows in Leeward Road and Leeward Close have done. Ideally positioned near Tarring Village, local shops, and bus routes, this property offers convenience. Briefly the accommodation comprises: entrance hall, two double bedrooms, dining room, living room, kitchen, sun room, and shower room/wc. Externally, the property features a private front garden, West-facing rear garden, private driveway, and detached garage. Offered CHAIN FREE.

- Two Double Bedroom
- Semi Detached Bungalow
- Sought After Tarring Location
- Private Driveway & Detached Garage
- West Facing Rear Garden
- Sun Room
- Chain Free





Double glazed UPVC door to:

Entrance Porch

Further glazed door to:

Entrance Hall

Recessed double storage cupboard with shelving. Access hatch to loft. Further storage cupboard.

Living Room

4.67m x 3.73m (15'4 x 12'3)

Double glazed window overlooking rear garden. Radiator. Electric wall mounted fire place. Picture rail.

Kitchen

3.58m x 2.62m (11'9 x 8'7)

Roll edge work surface having inset single drainer stainless steel sink with swan neck mixer tap and draining board. Four ring gas hob with concealed extractor over. Fitted oven/grill. Space and plumbing for fridge/freezer. Space and plumbing for washing machine. Excellent range of matching cupboards, drawers and eye level wall units including display cabinet. Wall mounted 'Baxi' gas boiler supplying central heating and hot water. Inset ceiling spotlighting. Double glazed window to side. Glazed window and door to:

Sun Room

3.56m x 2.46m (11'8 x 8'1)

Double glazed window surround. Double glazed door to garden. Power. Perspex roof.

Dining Room

3.61m x 2.26m (11'10 x 7'5)

Double glazed window to side. Radiator. Recessed shelved storage cupboard. Door to:

Bedroom Two

3.61m x 3.12m (11'10 x 10'3)

Double glazed bay window to front. Radiator.

Bedroom One

4.27m x 3.43m (14' x 11'3)

Double glazed window to front. Radiator.

Shower Room/wc

Step in shower tray with glazed door and electric 'Mira' shower. vanity unit having inset wash hand basin and mixer tap. Close coupled wc. Two double glazed windows. Fully tiled walls. Inset ceiling spotlighting. Radiator.

Outside

West Facing Rear Garden

Paved patio area with majority being laid to lawn. Borders of mature bushes and shrubs. Access via side gate to:

Front Garden

Crazy paving for ease and maintenance. Border of mature small trees and bushes. Formal wall to front. Leading to:

Private Driveway

Hard standing. Standing for one vehicle. Leading to:

Garage

4.88m x 2.64m (16' x 8'8)

Power and light. Up and over door. Glazed window.

Required Information

Council tax band: D

Draft version:

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

Council Tax Band & Tenure

Tenure: Freehold

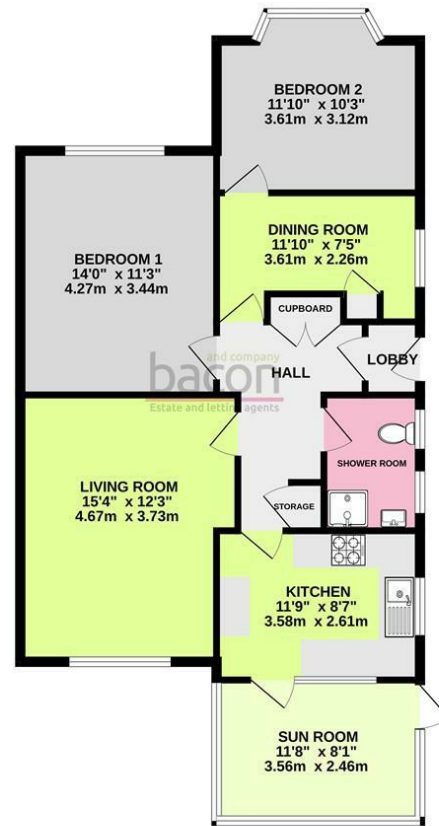
Council tax band: Band D

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
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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 in 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			87
(81-91) B			
(69-80) C		70	
(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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