



1 Fircroft Close, Worthing, BN13 2HX  
Guide Price £385,000

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We are delighted to offer for sale this chain free end of terrace three bedroom family home, positioned in this popular location on level ground with the potential to refurbish and put your own mark on.

The property itself comprises of an open plan lounge / diner, spacious sun room extension to the rear, a fitted kitchen and spacious entrance hallway, on the first floor you have a separate WC & Bathroom, two spacious double bedrooms and a large single or home office depending on personal use, there is also a loft space for storage with potential to extend (STNPC), externally you have an East aspect rear garden, front garden with off street parking for two vehicles and a garage with power and lighting.

- End Of Terrace Family Home
- Three Bedrooms
- Off Street Parking & Garage
- No Chain
- Opportunity To Improve
- Open Plan Lounge / Diner
- Sun Room Extension
- PVCU Double Glazed









### Entrance Hallway

4.24m x 1.80m (13'11 x 5'11)

PVCu double glazed front door, carpeted floor, various power points, wall mounted night storage heater, textured ceiling with coving and single light fitting, smoke detector, stairs to first floor landing, access to understairs storage cupboard housing electric meter and fuseboard.

### Lounge / Diner

7.57m x 3.28m (24'10 x 10'9)

Carpeted floor, PVCU double glazed window, two wall mounted night storage heaters, feature fireplace with brick surround and wooden mantle, television point, various power points, textured ceiling with coving and two light fittings, PVCU double glazed doors leading onto sun room extension.

### Kitchen

2.69m x 2.41m (8'10 x 7'11)

Carpeted floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, tiled splashback, inset stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, space for oven & free-standing fridge freezer, space for undercounter separate freezer, double glazed door leading to sun room extension, textured ceiling with single light fitting.

### Sun Room Extension

4.42m x 3.18m (14'6 x 10'5)

Carpeted floor, wall mounted night storage heater, various power



points, PVCU double glazed double doors opening into rear garden, PVCU double glazed side door leading to enclosed side access.

### First Floor Landing

2.44m x 1.80m (8 x 5'11)

Carpeted floor, fitted airing cupboard housing factory lagged hot water cylinder, loft hatch access with drop down ladder, textured ceiling with coving and single light fitting, smoke detector, night storage heater.

### Bedroom One

4.24m x 3.33m (13'11 x 10'11)

Carpeted floor, a range of fitted wardrobes with various hanging rails and shelving, fitted cupboards and drawers for built in storage space, various power points, PVCU double glazed window, textured ceiling with single light fitting.

### Bedroom Two

3.51m x 3.33m (11'6 x 10'11)

Carpeted floor, various power points, PVCU double glazed window, television point, textured ceiling with coving and single light fitting.

### Bedroom Three

3.10m x 2.08m (10'2 x 6'10)

Carpeted floor, various power points, PVCU double glazed window, textured ceiling and coved with single light fitting.



### Separate Bathroom

1.91m x 1.50m (6'3 x 4'11)

Carpeted floor, pedestal hand wash basin, panel enclosed bath with wall mounted Triton electric shower above, part tiled walls, PVCU double glazed obscured glass window, single electric radiator, wall mounted vanity unit with mirrored front, textured ceiling with single light fitting.

### Separate WC

1.91m x 0.81m (6'3 x 2'8)

Carpeted floor, low flush WC, PVCU double glazed obscured glass window, part tiled walls, textured and coved ceiling with single light fitting.

### Externally

#### Enclosed Side Access

Links front garden and rear garden and also provides access to garage via side door.

#### Garage

5.33m x 2.54m (17'6 x 8'4)

Having an up & over door, power & lighting.

#### Front Garden

Mainly laid to lawn with flower borders, off street parking for approximately two vehicles, access to garage.

#### Rear Garden

Lawned area stepping up to patio area having various flower beds, brick built archway leading through to further patioed area with two timber built storage sheds, fence enclosed, side access, water butt.

#### Council Tax

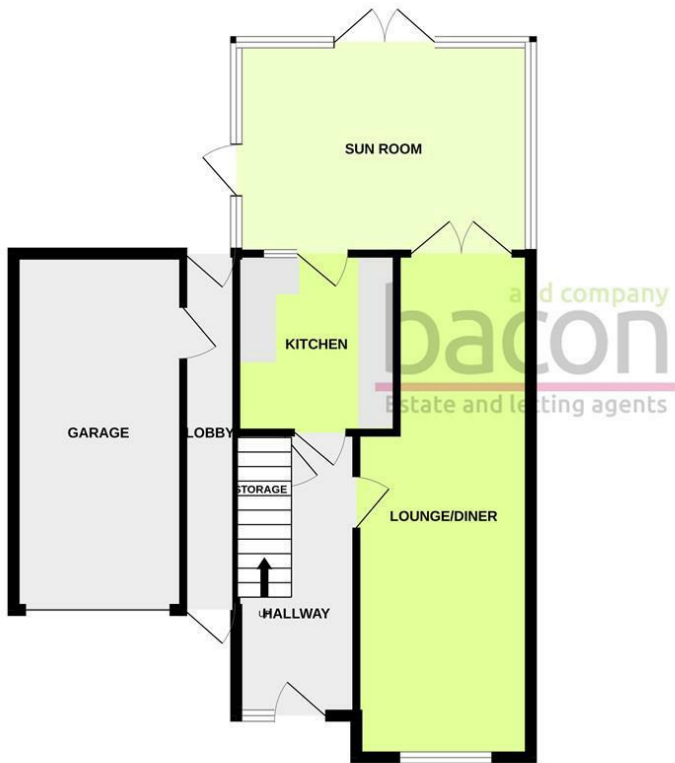
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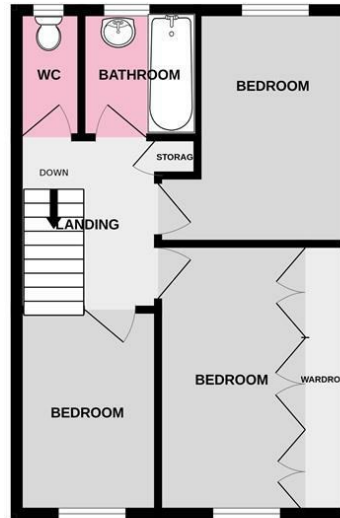




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>39</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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