



22 Wayside Avenue, Worthing, BN13 3JU  
Guide Price £400,000

and company  
**bacon**  
Estate and letting agents





We are delighted to offer for sale this well presented three bedroom semi-detached family home, with open plan lounge / diner, south aspect rear garden, off street parking and garage located in this popular Fleetwing location in Durrington.

In brief the ground floor consists of a spacious open plan lounge / diner with south aspect sliding doors leading out onto the rear garden, there is also a fitted kitchen suite, on the first floor you have two large double bedrooms, a third bedroom or home office depending on your personal use and a luxurious four piece family bathroom.

Externally you have both front and rear gardens, rear garden being a south aspect with mature flower and shrub borders & raised decking area to the rear, there is off street parking for approximately four cars in tandem and a garage.

- Semi-Detached Family Home
- Three Bedrooms
- South Aspect Rear Garden
- No Chain
- PVCU Double Glazed & Gas Central Heated Throughout
- Luxurious Four Piece Family Bathroom
- Popular Fleetwing Location
- Close To Local Amenities
- Electric Vehicle Charging Point
- Off Street Parking & Garage









### Entrance Hallway

4.17m x 2.03m (13'8 x 6'8)

Composite front door, parquet floor, wall mounted electric fuseboard and meters, access to understairs storage housing combination boiler, stairs to first floor landing, wall mounted heating control panel, textured ceiling with coving and single light fitting, smoke detector.

### Open Plan Living Room

8.00m x 3.71m (26'3 x 12'2)

Carpeted floor, single radiator, various power points, television point, various recessed shelving units, three wall mounted light fittings, skimmed ceiling with coving, double glazed sliding doors leading out on to south aspect rear garden, PVCU double glazed window.

### Kitchen

3.81m x 2.34m (12'6 x 7'8)

Laminate floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, integrated Neff oven with integrated Neff microwave oven above, Neff four ring gas burning hob with extractor fan over, inset stainless steel single drainer sink unit with mixer tap, space for washing machine, matching integrated dishwasher, space for free-standing American fridge

freezer, PVCU double glazed door leading to rear garden, PVCU double glazed window, tiled splashbacks, various power points, skimmed ceiling with spotlights.

### First Floor Landing

3.23m x 2.44m (10'7 x 8)

Carpeted floor, single radiator in decorative casing, PVCU double glazed window, loft hatch access with drop down ladder, textured ceiling, smoke detector, single light fitting.

### Bedroom One

3.43m x 3.33m (11'3 x 10'11)

Solid wood floor, single radiator, PVCU double glazed window, recessed lighting, skimmed ceiling with coving, fitted triple wardrobe with various hanging rails and shelving, wall mounted television point, various power points.

### Bedroom Two

3.63m x 3.30m (11'11 x 10'10)

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

### Bedroom Three / Home Office

2.44m x 2.06m (8 x 6'9)

Carpeted floor, various power points, single radiator in decorative

casing, PVCU double glazed window, skimmed ceiling with coving and single light fitting, fitted bookshelf.

### Four Piece Luxurious Family Bathroom

2.39m x 1.96m (7'10 x 6'5)

Tiled floor, fully tiled walls, panel enclosed bath with hand held shower attachment and lighting below, low level flush WC, separate fitted shower cubicle having an integrated mains shower with rainforest fall shower head also having recessed shelf with spotlight, contemporary hand wash basin with vanity unit below, wall mounted mirrored vanity unit with led adjustable light, PVCU double glazed obscured glass window, skimmed ceiling with spotlights, ladder style heated towel rail.

### OUTSIDE

#### Front Garden

Mainly laid to lawn with various flower and shrub borders, driveway offering off street parking for approximately four vehicles in tandem, electric vehicle charging point.

#### South Aspect Rear Garden

Patio area with feature pergola above leading onto large lawned area having various mature shrub and flower borders, raised decking with BBQ area and raised wildflower borders, direct access into garage via PVCU double glazed door, outside tap, gated side access, outside security lighting.

#### Garage

Having an up & over door, power and lighting.

#### Council Tax

Band D







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.  
Made with Metropix ©2024

**bacon** and company  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk