



92 Balcombe Avenue, Worthing, BN14 7RR  
Guide Price £400,000

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A three bedroom mid terraced house in popular Balcombe Avenue, Broadwater offered for sale with vacant possession and accommodation including as follows: Entrance hall, lounge , dining room, kitchen with oven and hob, first floor landing, three bedrooms and a shower room/WC. There is a private rear and front garden.

- Popular Balcombe Avenue
- Vacant Possession
- Lounge and Dining Room
- Kitchen
- Three Bedrooms
- Shower room/WC
- Private Gardens
- Viewing Recommended





### Entrance

Private front door to:

### Entrance hall

Staircase to first floor with under stairs storage cupboard, coved ceiling, radiator.

### Lounge

4.29m x 3.68m (14'1 x 12'1)

Feature fireplace and surround with opening and doors through to:

### Dining Room

3.66m x 3.35m (12'0 x 11'0)

Radiator, sliding patio doors to and overlooking the rear garden.

### Kitchen

Excellent range of worktop surfaces with cupboards and drawers under incorporating a

one and a half bowl sink unit and four ring hob with oven under and extractor over, matching range of wall cupboards and part tiled walls,, space used for washing machine and fridge freezer, double glazed door to and overlooking the rear garden, tiled flooring, larger double cupboard.

### First floor Landing

Access to loft space, radiator, over stairs shelved cupboard.

### Bedroom 1

4.32m x 3.68m (14'2 x 12'1)

Double glazed bay window to front, radiator, levelled and coved ceiling.

### Bedroom 2

3.91m x 3.30m (12'10 x 10'10)

Single wardrobe, double glazed window to rear, levelled and coved ceiling, radiator.

### Bedroom 3

2.57m x 2.08m (8'5 x 6'10)

Radiator, double glazed window to front, levelled and coved ceiling.

### Shower room/WC

Step in fully tiled shower cubicle,, wash hand basin, low level flush WC, range of cupboards, levelled ceiling with inset lighting, double glazed window, heated towel rail.

### Rear Garden

The rear garden is mainly laid to lawn with patio area nearer the house and shed.

### Front Garden

Small garden with access to front.

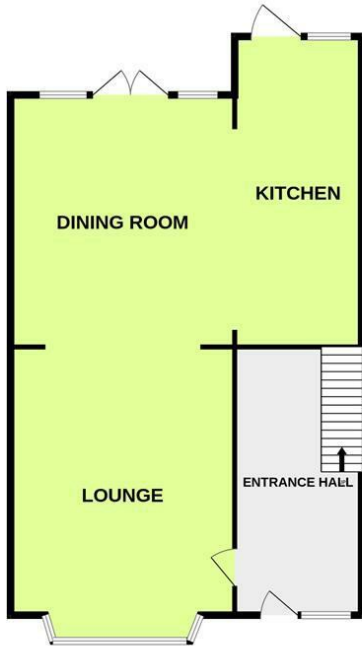
Others in the road have converted this to off road parking subject to the usual consents.

### Council Tax

Band C



GROUND FLOOR



1ST FLOOR



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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>		
(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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