



3 Highdown Avenue, Worthing, BN13 1PU  
Guide Price £350,000

**bacon** and company  
Estate and letting agents



Bacon and Company are delighted to offer this three bedroom, two reception room ground floor garden flat having been considerably improved by its present owners . Accommodation including as follows: Communal entrance, entrance hall, lounge, fitted open plan kitchen /dining room, shower room/WC. and three possible bedrooms. The rear garden is a feature of the property being south facing with lawn and paved seating areas. The property has been rewired, replumbed and has a new recently fitted boiler. Viewing is highly recommended here.

- Ground Floor Garden Flat
- Two / Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Shower Room/WC
- Private South Facing Garden
- Great Location Thomas A Becket
- Rewired, Replumbed & New Boiler
- Viewing Highly Recommended





### Communal Entrance

Private front door to:

### Entrance Hall

Feature coloured wood flooring, recessed meter/storage cupboard, radiator, levelled ceiling with inset lighting.

### Lounge

4.17m x 3.38m (13'8 x 11'1)

Opening onto the kitchen/diner with door to bedroom 3, levelled and coved ceiling, two tall radiators, Opening to:

### Kitchen/Diner

4.80m x 3.56m (15'9 x 11'8)

Excellent range of fitted worktops with cupboards and drawers under incorporating a inset sink unit and four ring hob with oven under and extractor over, integrated fridge and freezer, range of matching wall cupboards, levelled ceiling with inset lighting and sky light window

allowing further light in, double glazed sliding doors to and overlooking the rear garden, space used for table and chairs.

### Bedroom 1

3.96m x 3.66m (13'0 x 12')

Semi circular bay window to front, levelled ceiling.

### Bedroom 2

3.51m x 2.26m (11'6 x 7'5)

Radiator, sash window to side, range of wall cupboards and further cupboards.

### Bedroom 3/ Office

3.35m to wardrobes x 1.91m (11'0 to wardrobes x 6'3)

Range of fitted cupboards/wardrobes to one wall, radiator, double glazed window.

### Shower room/WC

Step in shower with power shower, wall

mounted wash hand basin, low level flush WC, heated towel rail, tiled flooring, levelled ceiling with inset lighting.

### Rear Garden

The rear garden is a feature of the property being of southerly aspect and mainly laid to lawn with patio/ paved seating area , brick shed and side access to front.

### Council Tax

Band B



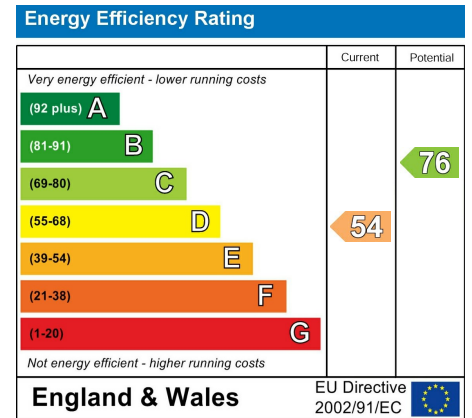
GROUND FLOOR



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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