



17 Lincett Avenue, Worthing, BN13 1AX  
Guide Price £315,000

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Estate and letting agents

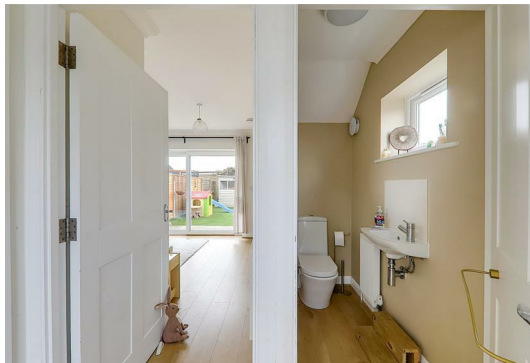




A two bedroom end terraced house situated within the sought after catchment area of Tarring. The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, ground floor cloakroom, first floor landing, two bedrooms, bathroom/w.c, rear garden and garage in compound.

- End Terraced House
- Two Bedrooms
- Cul-De-Sac Position
- Modern Kitchen & Bathroom
- Double Glazed Windows
- Gas Central Heating
- South/West Aspect Rear Garden
- Garage In Compound









### Reception Hall

1.93m x 1.57m (6'4 x 5'2)

Accessed via an obscure glass double glazed front door with matching window to side. Fitted storage cupboard housing the homes wall mounted central heating boiler. Wood effect flooring. Levelled and coved ceiling. Doors to lounge and kitchen.

### Lounge

4.06m x 3.86m (13'4 x 12'8)

South/West aspect via double glazed sliding doors to the rear garden. Part wood panelled walls. Radiator. Wood effect flooring. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard.

### Kitchen

2.79m x 2.03m (9'2 x 6'8)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Space for upright fridge/freezer. Radiator. Wood effect flooring. Levelled and coved ceiling with spotlights. North/East aspect double glazed window.

### Ground Floor Cloakroom

1.75m x 0.89m (5'9 x 2'11)

Push button w.c. Wall mounted wash hand basin with mixer taps and tiled splashback. Wood effect flooring. North aspect double glazed window.

### First Floor Landing

North aspect double glazed window. Levelled and coved ceiling. Doors to all first floor rooms.

### Bedroom One

3.99m x 2.90m (13'1 x 9'6)

South/West aspect double glazed windows. Fitted bedroom wardrobes. Radiator. Levelled and coved ceiling.

### Bedroom Two

2.82m x 2.46m (9'3 x 8'1)

North/East aspect double glazed window. Fitted bedroom wardrobe. Radiator. Levelled and coved ceiling.

### Bathroom/W.C

1.96m x 1.47m (6'5 x 4'10)

Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Wall mounted wash hand basin with mixer taps. Push button w.c., Chrome ladder design radiator. Tile effect vinyl flooring. Tiled walls. Levelled and coved ceiling. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn.

#### Rear Garden

South/West facing and secluded with the first area of garden being paved to the rear and width of the home and offering space for garden table and chairs. The majority of garden is then laid to artificial lawn. Enclosed. Storage shed.

#### Garage

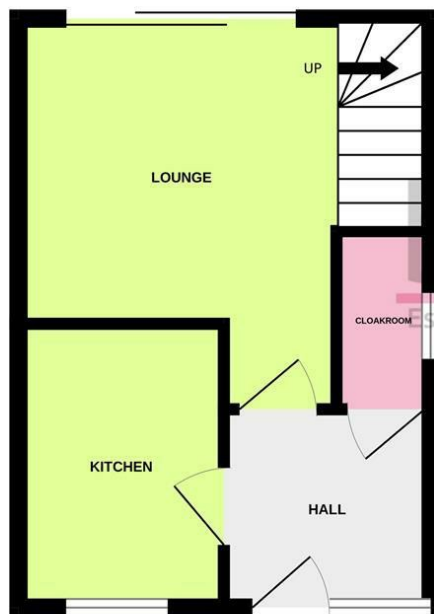
In compound accessed via Lincett Drive (first garage on the left as you enter the compound).

#### Council Tax

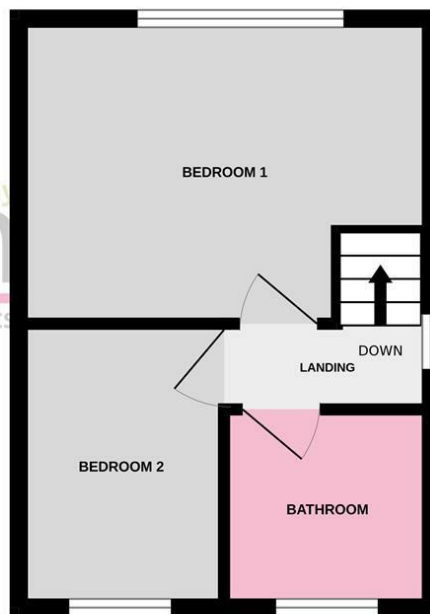
Council Tax Band B



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>                          |                            | 92        |
| (81-91) <b>B</b>                            | 75                         |           |
| (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<br>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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