



11 Burford Close, Worthing, BN14 9RL

Price £510,000

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Well presented bright and airy detached bungalow in this delightful quiet area of Offington featuring a West facing rear garden and private drive to garage. Briefly the accommodation comprises: entrance hall, cloakroom/wc, 23' L shaped lounge/diner, refitted modern kitchen, two double bedrooms with wardrobes and bathroom/wc. The property also benefits from double glazed windows and gas fired central heating. Externally there is a private drive to detached garage, front garden and a delightful secluded West facing rear garden.

- Offington Location
- Detached Bungalow
- 24' Lounge/diner
- Two Double Bedrooms
- Modern Kitchen
- Bathroom with Separate Cloakroom
- West Facing Rear Garden
- Private Driveway
- Garage









Entrance porch with double glazed front door leading to:

#### ENTRANCE HALL

Radiator. Walk in shelved storage cupboard housing lagged hot water tank. Further shelved storage cupboard. Access to loft space.

#### CLOAKROOM/WC

Low level wc. Wash hand basin. Double glazed window.

#### L SHAPED LOUNGE/DINER

7.16m max x 5.94m max (23'6 max x 19'6 max)  
Triple aspect with double glazed windows and patio doors out to rear garden. Three radiators.

#### MODERN FITTED KITCHEN

3.10m x 3.00m (10'2 x 9'10)  
Part tiled. Modern fitted kitchen comprising roll top work surfaces with inset single drainer stainless steel sink unit. Range of base units comprising cupboards and drawers. Matching eye level wall units with concealed lighting under. Matching unit concealing

'Worcester' gas fired boiler . Fitted double oven. Four ring gas hob with chimney style extractor cooker hood above. Washing machine and fridge freezer. Tumble drier. Recessed ceiling spot lighting. Double glazed window. Double glazed door to garden.

#### BEDROOM 1

4.39m x 3.05m (14'5 x 10)  
Recessed built in double wardrobe. Double glazed window. Radiator.

#### BEDROOM 2

3.48m x 2.69m (11'5 x 8'10 )  
Recessed built in single wardrobe. Fitted double wardrobe. Double glazed window. Radiator.

#### BATHROOM/WC

Walk-in shower with glazed screen and 'Mira' electric shower unit. Close coupled wc. Pedestal wash hand basin. Radiator/ chrome towel rail. Mirrored medicine wall cabinet. Shaver point. Electric wall heater. Recessed ceiling spot lighting. Double glazed window.

#### OUTSIDE

#### PRIVATE DRIVE

Parking for two vehicles and leading to:

#### GARAGE

Garage is separate to the Bungalow and built as a pair alongside the garage for the neighbouring property. Brick built. Power and light. Electric up and over door. Personal door to garden.

#### FRONT GARDEN

Laid to lawn for ease of maintenance. Side gate to:

#### WEST FACING REAR GARDEN

Secluded with 6ft fencing. Crazy paved patio areas with the majority laid to lawn. Shaped flower and shrub borders. Outside water tap.

#### COUNCIL TAX BAND

Council tax band: Band E

Version: 1

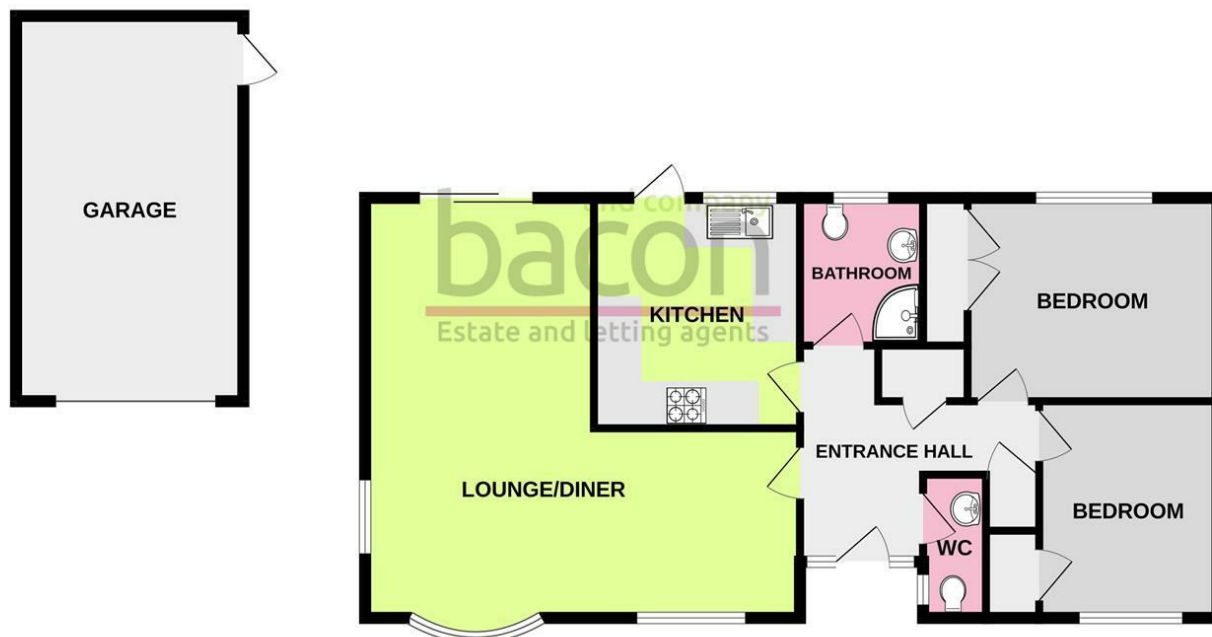
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</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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