



75 Boxgrove, Worthing, BN12 6AR  
£1,600 Per Calendar Month

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We are delighted to offer this well-presented three-bedroom semi-detached home, ideally located in the sought-after area of Goring. This spacious property features a generous open-plan living and dining area, finished to a high standard with tasteful décor throughout. The sleek, modern kitchen is fully equipped with integrated appliances, including a fridge/freezer, oven and hob, washing machine, and dishwasher. Upstairs, there are two well-proportioned double bedrooms, both with built-in storage; the main bedroom also includes a stylish vanity unit. Both rooms feature attractive hardwood flooring. The third bedroom is a bright and well presented single room. The family bathroom is majority tiled and includes a full white suite with a bath and overhead shower, WC, and a vanity unit with basin and storage. Additional benefits include gas central heating, double glazing, driveway with off-road parking for two cars, a garage, and a south-facing rear garden. Conveniently located close to local schools, shops, and excellent transport links, including Goring train station (just 0.5 miles away) with direct services to London Victoria. Council Tax Band: C. EPC Rating: D. Available: End of June. Dogs considered. Viewings are highly recommended!

- Semi Detached House
- Three Bedrooms
- Driveway and Garage
- Modern Finish
- Available end of June
- Integrated appliances



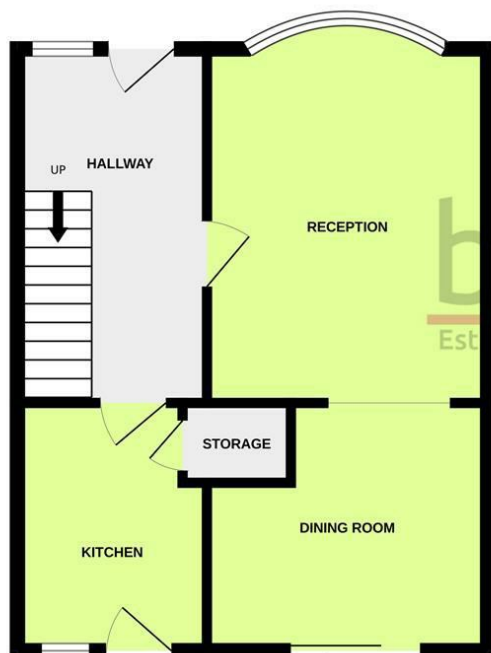




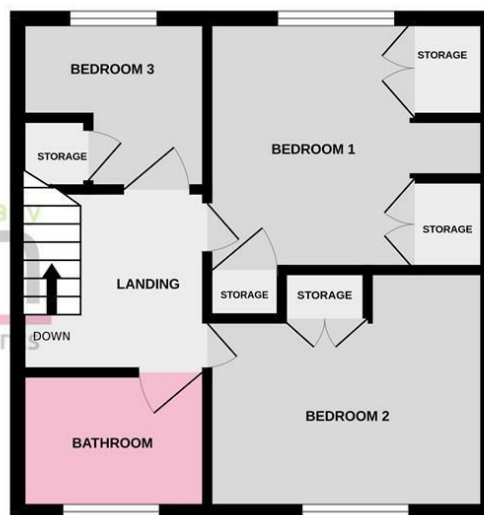




GROUND FLOOR



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>		
(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	

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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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