



65 Keymer Crescent, Worthing, BN12 4LD  
Asking Price £365,000

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Estate and letting agents



We are delighted to offer to the market this three bedroom chain free house in the incredibly popular Goring-By-Sea location. Internally the accommodation briefly comprises; two reception rooms, kitchen, two sizable bedrooms with a further single bedroom and bathroom. Externally you have a well maintained private rear garden and further private front garden. This property is being offered chain free so viewing is highly recommended.

- Chain Free
- Three Bedrooms
- Private Rear Garden
- Favoured Goring-By-Sea Location
- Vacant Possession
- Two Reception Rooms
- Gas Fired Central Heating
- Viewing Highly Recommended



### Porch

Upvc double glazed door. Double glazed windows. Tiled flooring.

### Entrance Hall

Carpeted throughout. Radiator. Two under-stair storage cupboards.

### Living Room

3.9 x 3.9 (12'9" x 12'9")

Carpeted throughout. Feature bay with double glazed windows. Original fireplace. Radiator. Sliding doors leading to;

### Dining Room

3.6 x 3.3 (11'9" x 10'9")

Carpeted throughout. Radiator. Double glazed single door leading to rear garden. Two double glazed windows. Radiator.

### Kitchen

4.8 x 2.8 (15'8" x 9'2")

A fitted kitchen briefly comprising. Roll edge



work surfaces. A range of matching wall and base units. Half tiled walls. Stainless steel sink with drainer. Double glazed window. Double glazed frosted door leading to rear garden. Radiator. Door providing access to pantry style cupboard currently housing washing machine.

### Stairs Leading to;

### Landing

Carpeted throughout. Access to airing cupboard housing hot water cylinder. Access to loft via hatch.

### Bedroom One

3.95 x 3.65 (12'11" x 11'11")

Carpeted throughout. Radiator. Feature bay with double glazed window.

### Bedroom Two

3.95 x 3.3 (12'11" x 10'9")

Carpeted throughout. Double glazed window. Radiator.



### Bedroom Three

2.1 x 2.1 (6'10" x 6'10")

Carpeted throughout. Double glazed window.

### Bathroom

Half tiled walls. Panelled bath. Low level Wc with matching wash hand basin. Frosted double glazed window. Door providing access to eaves storage.

### Outside:

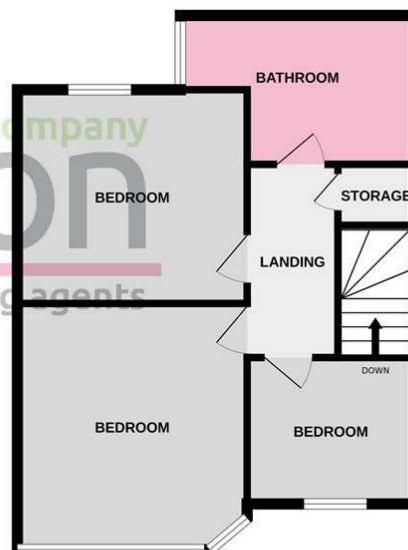
### Rear Garden

A well maintained rear garden. Patio area. Sizeable lawned area with mature tree and shrub borders.

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>                            |                         | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      |           |
| (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



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