



59 Raleigh Crescent, Worthing, BN12 6EE

Price Guide £410,000



Popular family semi detached house offering three bedrooms, new double glazing, South facing garden, private driveway and garage. Located in Goring with local shops, schools and transport links all near by.

The accommodation briefly comprises spacious entrance hall, modern kitchen, lounge/dining room and conservatory with glass roof. To the first floor there are three bedrooms and modern bathroom and separate Wc. Externally there is a secluded South aspect rear garden, off road parking to front, private driveway and garage. Benefits include gas central heating and double glazing.

- Semi Detached House
- Three Bedrooms
- Modern Bathroom
- Modern Kitchen
- New Double Glazing
- South Aspect Rear Garden
- Popular Goring
- Conservatory





Modern refitted front door opening to

Entrance Hall

A spacious entrance with staircase rising to the first floor. Radiator. Wood effect floor. Two double glazed windows. Understairs cupboard.

Lounge / Dining Room

4.22 x 6.21 (13'10" x 20'4")

Fireplace with inset fire. Double glazed window. Radiator.

Conservatory

3.48 x 3.30 (11'5" x 10'9")

With glass roof and double glazed windows and double doors opening to the rear garden. Wood effect floor. Wall mounted electric heater.

Kitchen

3.96 x 2.55 (12'11" x 8'4")

Range of work surfaces with high gloss white cupboards and drawers fitted under. Inset single drainer sink unit. Space for washing machine, dishwasher, tumble dryer and fridge/freezer. Fitted Zanussi hob with AEG oven under and extractor above. Range of matching wall cupboards. Wood effect floor. Double glazed window to front. Radiator. Double glazed window and door to side.

First Floor Landing

Access to loft space. Cupboard housing boiler and shelving.

Bedroom One

4.22 x 2.82 (13'10" x 9'3")

Double glazed window. Radiator. Modern sliding door wardrobes to one wall.

Bedroom Two

3.81 x 2.56 (12'5" x 8'4")

Double glazed window. Radiator.

Bedroom Three

3.51 x 2.35 (11'6" x 7'8")

Double glazed window. Radiator. Overstairs cupboard.

Bathroom

2.55 x 1.56 (8'4" x 5'1")

Suite comprising feature bath with central taps and shower above and pedestal wash hand basin. Tiled walls and tiled floor. Double glazed window. Towel radiator.

Separate Wc

Low level flush Wc. Tiled floor. Double glazed windows.

South Aspect Rear Garden

A beautiful secluded South aspect rear garden

predominantly laid to lawn with stocked mature planted borders. Timber shed. Gate giving access to the driveway.

Front Garden / Parking

Block paved providing off road parking.

Private Driveway

Providing additional parking and access to garage.

Garage

Up and over door.

Required Information

Council tax band: D

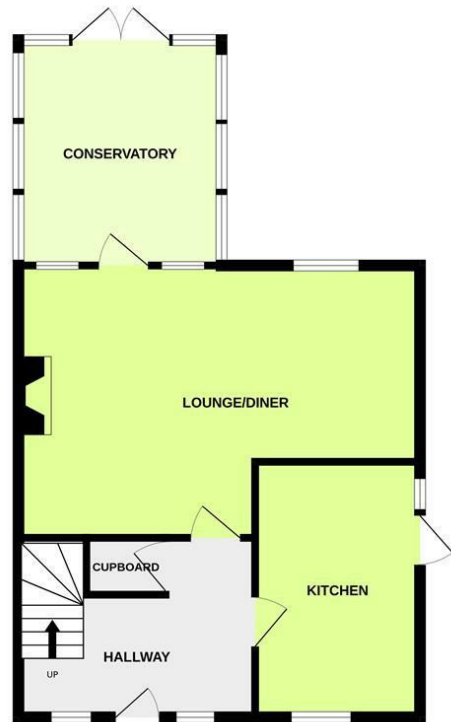
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

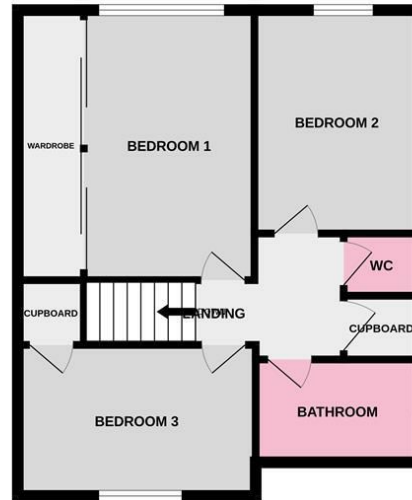
Note: Current photographs shown are from 2024, the owner has since installed new double glazing and a new front door.



GROUND FLOOR



1ST FLOOR



FOR LAYOUT ONLY

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	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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