



45 Seamill Park Crescent, Worthing, BN11 2PN
Guide Price £350,000

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A three bedroom and two reception room semi detached bungalow situated within just a few hundred yards of Worthing Seafront and promenade. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen/breakfast room, three bedrooms, wet room, separate w.c, loft, private driveway, garage, front and rear gardens. **** NO ONWARD CHAIN ****

- Semi Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- Secluded Rear Garden
- In Need Of Updating
- No Onward Chain



Enclosed Entrance Porch

1.83m x 1.12m (6'0 x 3'8)

Accessed via a private glazed wooden front door. North aspect single glazed windows. Wall lights. Tile effect vinyl flooring. Inner door to the reception hall.

Reception Hall

6.15m x 1.02m (20'2 x 3'4)

Radiator. Central heating thermostat. Fitted storage cupboard. Coved and textured ceiling with access to loft space.

Lounge

4.55m x 3.15m (14'11 x 10'4)

West aspect via double glazed windows. Wall mounted fire. Radiator. Coved and textured ceiling.

Dining Room

2.82m x 2.74m (9'3 x 9'0)

East aspect via double glazed sliding doors to the rear garden. Radiator. Two wall light points. Textured and coved ceiling.

Kitchen/Breakfast Room

5.38m max x 3.58m max (17'8 max x 11'9 max)

Fitted suite comprising of a single drainer sink with mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker, washing machine and further appliances. Part tiled walls. Radiator. Textured ceiling. Dual aspect via South



and East facing double glazed windows. Double glazed door to rear garden.

Bedroom One

3.94m x 3.18m (12'11 x 10'5)

Fitted bedroom wardrobes to length of room. Radiator. Coved and textured ceiling.

Bedroom Two

3.53m x 2.41m (11'7 x 7'11)

West aspect via double glazed windows. Fitted bedroom wardrobes and storage cupboards. Radiator. Coved and textured ceiling.

Bedroom Three

2.62m x 2.39m (8'7 x 7'10)

South aspect double glazed windows. Radiator. Textured ceiling.

Wet Room/W.C

2.39m x 1.78m (7'10 x 5'10)

Comprising of a shower area with shower unit, fold down seat and hand rail. Wall mounted wash hand basin. Low level w.c. Majority tiled walls. Radiator. Wall mounted electric heater. Built in airing cupboard. Extractor fan. Coved and textured ceiling. Obscure glass double glazed window.

Separate Cloakroom

1.42m x 0.84m (4'8 x 2'9)

Low level w.c. Wall mounted wash hand basin with mixer taps and tiled splashback. Radiator. Textured ceiling. Obscure glass double glazed window.



OUTSIDE

Front Garden

Paved pathway to the homes front door with two well stocked and mature flower and shrub beds.

Rear Garden

Secluded and courtyard style with the majority of area being paved with well stocked flower and shrub beds and borders. Space for garden table and chairs.

Private Driveway

Paved private driveway providing off street parking for two to three vehicles and leading to the garage.

Garage

5.11m x 2.51m (16'9 x 8'3)

Brick built and accessed via an electric up and over door. Power and light. Window. Wall light. Door to rear garden.

Council Tax

Council Tax Band D

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk

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Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing,
England, BN11 1LX