



69 Cedar Avenue, Worthing, BN13 2HU  
Guide Price £385,000



We are delighted to offer for sale this well presented & EXTENDED three bedroom semi-detached family home position in this popular Salvington location with the added benefit of NO ON-GOING CHAIN!

In brief the property consists of an open plan living space, there is an extended kitchen / breakfast room, on the first floor you have a family bathroom & three well proportioned bedrooms.

The property has the added benefit of a South aspect rear garden & no on-going chain!

- No Chain
- Three Bedrooms
- Extended Semi-Detached
- South Aspect Rear Garden
- Open Plan Lounge / Dining Space
- Gas Central Heated & Double Glazed Throughout
- Fitted Kitchen & Family Bathroom
- Garage In Compound With Direct Access



### Entrance Hallway

4.39m x 1.78m (14'5 x 5'10)

Stairs to first floor landing, doors through to;

### Open Plan Lounge / Dining Room

7.19m x 3.28m (23'7 x 10'9)

Carpeted floor, two radiators, feature fireplace with attractive surround & mantle, television point, various power points, double glazed window, textured & coved ceiling.

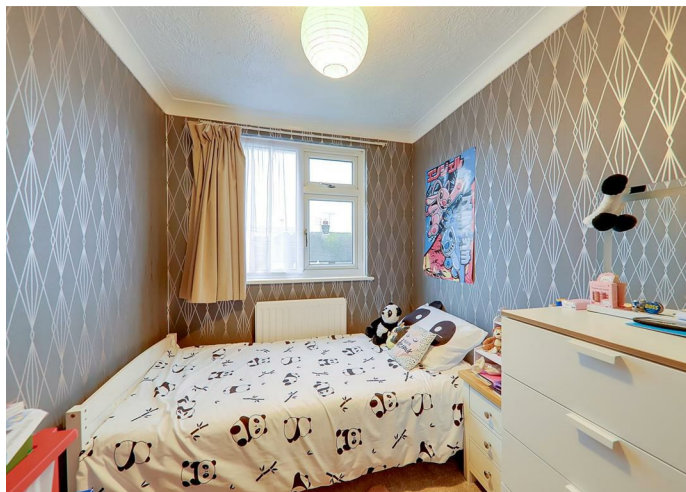
### Extended Kitchen / Breakfast Room

5.23m x 5.05m (17'2 x 16'7)

Laminate flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel one & half bowl single drainer sink unit with mixer tap, integrated eye level double oven, space for washing machine, inset four ring gas burning hob with extractor fan above, integrated fridge & freezer units, textured & coved ceiling, double glazed windows, double glazed door leading to south aspect rear garden.

### First Floor Landing

Loft hatch access with drop down ladder, doors to;



### Master Bedroom

3.91m x 3.35m (12'10 x 11)

Carpeted floor, radiator, fitted wardrobe space with various hanging rails & shelving, double glazed window, textured & coved ceiling.

### Bedroom Two

3.35m x 2.77m (11 x 9'1)

Carpeted floor, single radiator, double glazed window, textured & coved ceiling, fitted wardrobe with various hanging rails & shelving.

### Bedroom Three

3.00m x 2.06m (9'10 x 6'9)

Carpeted floor, single radiator, fitted cupboard over the stairs, double glazed window, textured & coved ceiling.

### Family Bathroom

2.57m x 1.68m (8'5 x 5'6)

Vinyl flooring, panel enclosed bath with shower over, hand wash basin with mixer tap, bidet, low flush WC, tiled walls, double glazed window, textured & coved ceiling.

### Externally



### Front Garden

Mainly laid to lawn with various flower & shrub borders.

### South Aspect Rear Garden

Patio area, stepping down onto large lawned area having various mature shrub, & plant borders, direct access into garage, fence enclosed.

### Garage In Compound

Up & over door - direct access from south aspect rear garden.

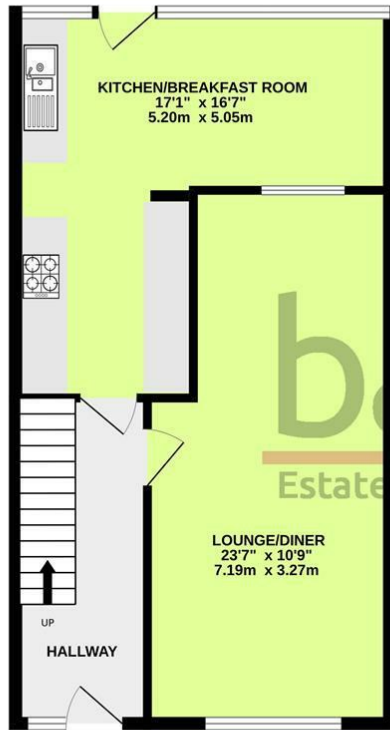
### Council Tax

Band C

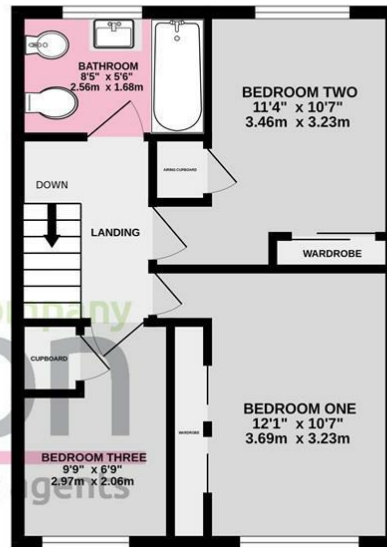
### Declaration

Please note these photographs were taken in 2024 & the property has been tenanted since this date - regular inspections have been carried out since the tenant has been in place.

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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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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



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