



10 Melrose Avenue, Worthing, BN13 1NX

Price £395,000



Popular three bedroom semi-detached chalet house situated in the favoured Field Place area of Goring with mainline railway station and local shops being within 5 minutes walk. Briefly the accommodation comprises of : entrance hall, ground floor cloakroom, two reception rooms, kitchen, three double bedrooms and wet room with separate W/C. The property also benefits from double glazed windows and gas fired central heating. CHAIN FREE. Externally there is a private drive leading to a detached garage. Front garden and delightful secluded rear garden backing onto allotments.

- Semi-detached chalet house
- Ground floor cloakroom
- Two reception rooms
- Kitchen
- Three double bedrooms
- Bathroom/wet room
- Private drive to garage
- Chain free





Double glazed door leading to:

Entrance Hall

Radiator. Understairs storage cupboard with light.

Cloakroom

White suite comprising of low level wc. Wash hand basin. Double glazed window.

Bedroom 3

3.23m x 2.87m (10'7 x 9'5)

Double glazed window. Radiator.

Lounge

4.32m x 3.48m (14'2 x 11'5)

Marble fireplace with electric fire having ornamental frame. Double glazed window. radiator. Glazed sliding doors through to:

Dining Room

3.58m x 3.51m (11'9 x 11'6)

Radiator. Double glazed sliding patio doors leading out to garden

Kitchen

3.23m x 2.84m (10'7 x 9'4)

Part tiled. Comprising of roll top work surfaces with inset

one and a half bowl single drainer sink unit with mixer taps. Range of base units comprising of cupboards and drawers. Matching range of wall units. Fitted ove. Four ring gas hob with extractor cooker hood above. Space and plumbing for washing machine. Space for tall fridge/freezer. Double glazed window. Wall mounted 'Ideal' gas fired boiler. Double glazed door leading out to garden.

stairs from entrance hall leading up to:

First Floor landing

Radiator. Walk in storage cupboard with access to further eaves storage cupboard.

Bedroom 1

3.45m x 3.05m (11'4 x 10')

Double glazed window. Radiator.

Bedroom 2

3.20m x 2.62m (10'6 x 8'7)

Double glazed window. Radiator.

Bathroom/Wet Room

Fully tiled. recently converted to wet room. Independent chrome shower. Wash hand basin. Vertical chrome radiator/towel rail. Extractor fan. Double glazed window.

Separate wc

Low level suite. Double glazed window.

Outside

Private drive

Private drive with standing for three to four vehicles leading to:

Detached garage

Brick built. Electric roller door. Power and light.

Front garden

Walled and laid to lawn with flower borders. Side wooden gate leading to:

Secluded rear garden

Delightful rear garden enclosed with screen hedging and fencing. Backing onto allotments. Full width patio. remainder laid to lawn with flower and shrub borders. Summerhouse. 6'x 4' wooden garden shed. Further storage shed. Outside water tap.

Required Information

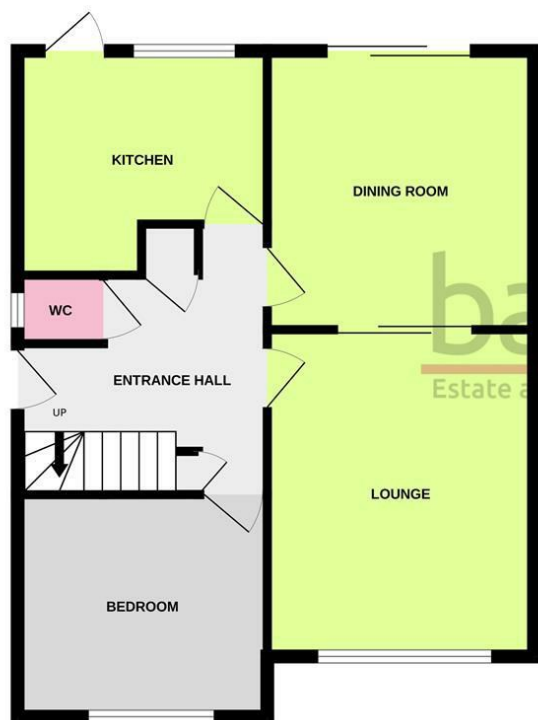
Council tax band: D

Draft version: 1

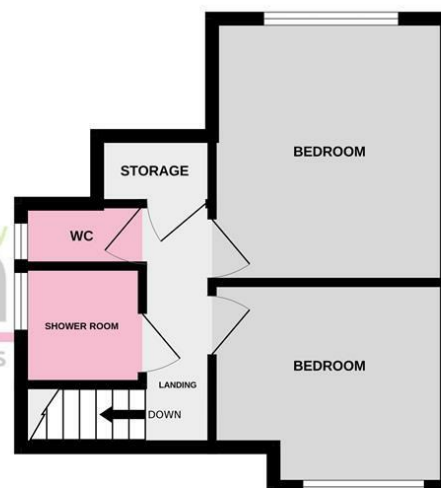
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 56 | |
| (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 confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk