



6 Teign Walk, Worthing, BN13 3LR
Guide Price £400,000



A truly immaculate three double bedroom detached house situated within the catchment area of Fleetwing, Durrington. The property is in close proximity to a supermarket, chemist, doctor surgery and six schools. In addition there is a bus route from Colne Close to Worthing Town centre and seafront, which are approximately four miles distance.

The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, ground floor cloakroom, first floor landing, three bedrooms, bathroom/w.c, front and rear gardens, workshop/cabin and garage.

- Detached House
- Three Double Bedrooms
- Re-Fitted Kitchen 2021
- Re-Fitted Bathroom 2021
- Re-Fitted Cloakroom 2021
- Double Glazed Windows
- Gas Central Heating
- South Facing Rear Garden



Reception Hall

4.98m x 1.47m (16'4 x 4'10)

Accessed via a composite front door. North aspect obscure double glazed window. Radiator. Central heating thermostat. Feature wall. Built in storage cupboard. Wood effect LVT flooring. Staircase to first floor landing with an understairs storage cupboard.

Lounge

6.58m x 3.68m (21'7 x 12'1)

Dual aspect via North facing double glazed windows with fitted blinds and South aspect double glazed windows and French doors to the rear garden. Two radiators. Feature wall. Levelled and coved ceiling with two ceiling light points.

Kitchen

3.58m x 2.72m (11'9 x 8'11)

Re-fitted suite in 2021 comprising of a one and a half bowl single drainer sink unit with mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Five ring hob having extractor hood over and fitted oven and grill below. Space for washing machine and upright fridge/freezer. Part tiled walls. Radiator. Built in storage cupboard. Wood effect LVT flooring. Levelled and coved ceiling. South aspect double glazed window. Double glazed door to rear garden.

Ground Floor Cloakroom

1.60m x 1.17m (5'3 x 3'10)

Push button w.c. Wash hand basin with mixer taps and storage cupboard below. Radiator. Wood effect LVT flooring. Tiled walls. Levelled ceiling. Obscure glass double glazed window.

First Floor Landing

North aspect double glazed window. New glass balustrades in 2024. Central heating programmer. Feature wall. Access to loft space. Doors to all first floor rooms.



Bedroom One

3.91m x 3.68m (12'10 x 12'1)

South aspect via double glazed windows with fitted blinds and views across parts of Worthing. Fitted bedroom wardrobes. Radiator. Feature wall. Levelled and coved ceiling.

Bedroom Two

3.68m x 2.82m (12'1 x 9'3)

North aspect via double glazed windows with fitted blinds. Feature wall. Radiator. Levelled and coved ceiling.

Bedroom Three

2.79m x 2.69m (9'2 x 8'10)

South aspect via double glazed windows with fitted blinds and views across parts of Worthing. Radiator. Levelled and coved ceiling.

Bathroom/W.C

2.39m x 1.65m (7'10 x 5'5)

Fitted suite comprising of a panelled bath with mixer taps and mains power shower head over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Chrome ladder design radiator. Wood effect LVT flooring. Tiled walls. Levelled ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub border. Pathway to the homes front door. Side gate to rear garden.

Rear Garden

South facing with the first area of garden being laid to Indian sandstone paving to the rear and full width of the home. This area provides ample space for garden table and



chairs with two sun awnings, an external power socket and outside water tap. The majority of garden is then laid to lawn with a pathway dividing leading to the cabin and garage access.

Garden Cabin

4.09m x 1.96m (13'5 x 6'5)

Timber framed. Pitched roof. Power and light. Window.

Garage

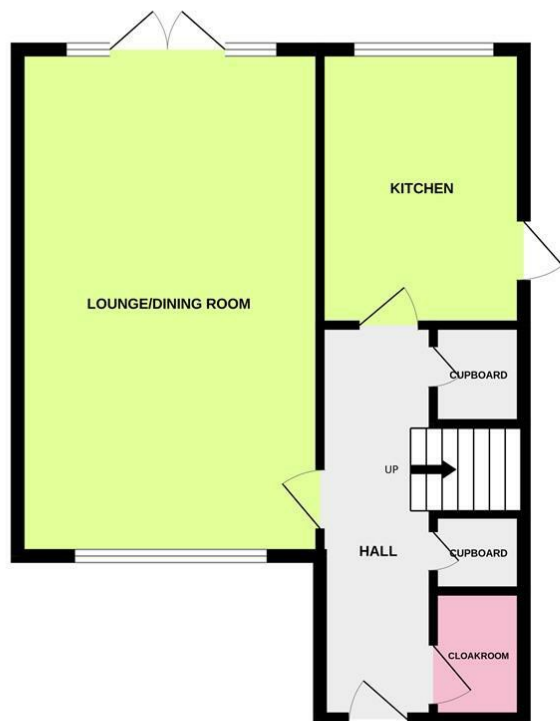
5.05m x 2.64m (16'7 x 8'8)

Accessed via Colne Close and being the middle garage of three in the compound. Two/three parking spaces in front of the garage. Accessed via an up and over door. Power and light. Double glazed door to the rear garden.

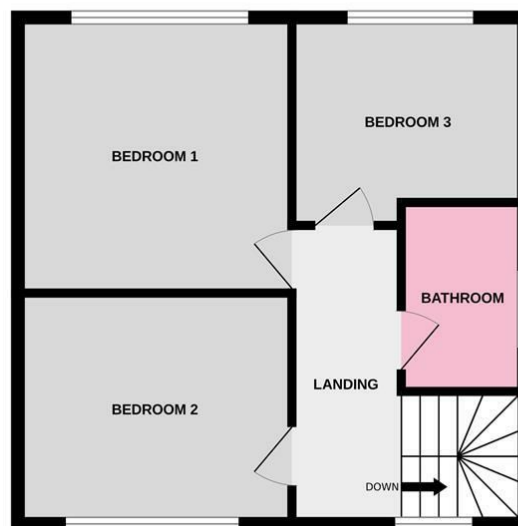
Council Tax

Council Tax Band D

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	69	76
(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



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