



3 Saxony Road, Worthing, BN14 7AT
Guide Price £375,000

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We are delighted to offer for sale this well presented three bedroom semi-detached bungalow with the added benefit of no chain & south aspect rear garden.

In brief the property consists of an extended south aspect lounge to the rear with opening doors on the rear garden, three well proportioned bedrooms the master benefitting from a fitted wardrobe space, there is a shower room & fitted kitchen to the rear of the property, the kitchen benefits from being dual aspect & having space for utilities.

Externally you have off street parking for two vehicles on the front & a south aspect rear garden full of sunshine throughout the whole day.

- CHAIN FREE
- Three Bedrooms
- Semi-Detached Bungalow
- Extended To Rear
- Off Street Parking
- South Aspect rear Garden
- Bay Fronted Master Bedroom
- PVCU Double Glazed & Gas Central Heated Throughout





Entrance Hallway

Carpeted flooring, fitted storage cupboard with shelving, wall mounted heating control panel, picture rail, loft hatch access with drop down ladder, textured ceiling.

Extended South Aspect Lounge

5.44m x 3.63m (17'10 x 11'11)

Carpeted flooring, radiator, various power points, television point, feature fireplace with attractive surround & mantle having an electric fire insert, picture rail, skimmed ceiling.

Bedroom One

3.66m x 3.63m (12 x 11'11)

Carpeted flooring, radiator, PVCU double glazed bay window, fitted wardrobe with sliding doors having various hanging rails & shelving available, textured ceiling, picture rail.



Bedroom Two

3.71m x 3.63m (12'2 x 11'11)

Carpeted flooring, radiator, various power points, PVCU double glazed half bay window, textured ceiling, picture rail.

Bedroom Three

3.28m x 2.16m (10'9 x 7'1)

Carpeted flooring, radiator, various power points, PVCU double glazed window, skimmed ceiling.

Fitted Kitchen

3.91m x 2.64m (12'10 x 8'8)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset single drainer sink unit with mixer tap, space & provision for washing machine, space for free-standing fridge freezer, space for oven, tiled splashbacks, PVCU double glazed window, wall mounted Worcester combination



boiler, PVCU double glazed door leading to rear garden, textured ceiling.

Shower Room

1.80m x 1.78m (5'11 x 5'10)

Tiled flooring, low flush WC, hand wash basin with mixer tap, fitted shower cubicle having an integrated shower, fully tiled walls, PVCU double glazed obscured glass window, textured ceiling.

Externally

Front Garden

Mainly laid to paving offering off street parking for two vehicles, a couple of flower borders, dwarf wall & fence enclosed, gated side access.

South Aspect Rear Garden

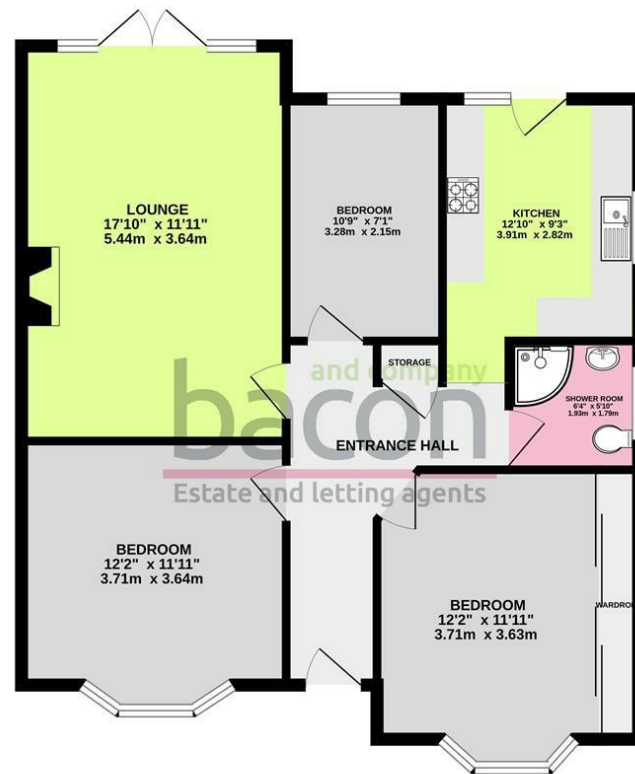
Patio area stepping down onto large lawned area having various mature shrub, flower & plant borders, timber built storage shed, fence enclosed, gated side access.

Council Tax

Band C



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.
While 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 misstatement. 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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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