



66 Lincoln Road, Worthing, BN13 1BG
Asking Price £450,000

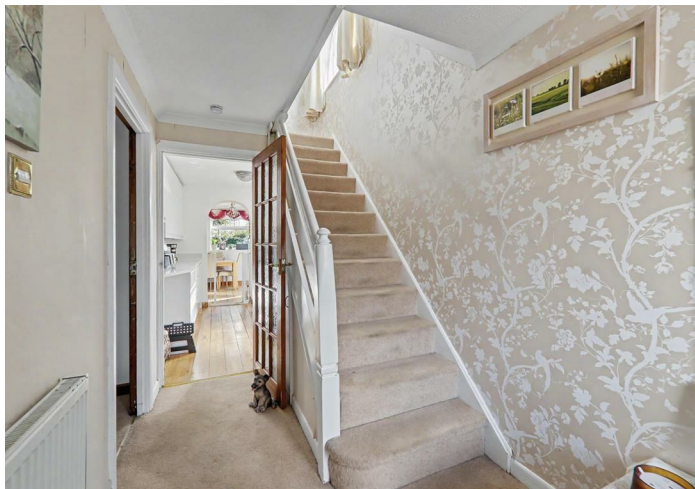
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A beautifully presented three-bedroom semi-detached family home, ideally situated in the popular area of Tarring, close to local schools, transport links and a range of everyday amenities. Arranged over two floors, the property offers well-proportioned and versatile accommodation comprising an entrance hall, spacious living room, separate dining room and well-equipped kitchen. To the first floor, there are two generous double bedrooms, a further large single bedroom and a family bathroom. Externally, the property benefits from a sizable rear garden, providing an excellent outdoor space for families and entertaining. There is also a private driveway and garage, offering convenient off-road parking and additional storage. An internal viewing is highly recommended to fully appreciate the presentation, proportions and overall appeal of this lovely family home.

- Semi-Detached House
- Three Bedrooms
- Private Driveway
- Garage
- Ground Floor Extension
- Sizable Rear Garden
- Quite Cul-de-sac Location
- Viewing Highly Recommended





Entrance Hall

Carpeted throughout. Radiator. Door providing access to understair storage.

Kitchen

3 x 2.2 (9'10" x 7'3")

A modern fitted kitchen briefly comprising; a range of fitted wall and base units. Marble effect worktops. Integrated appliances including; Dishwasher, washing machine, oven and four ring induction hob. Inset sink with drainer. Double glazed window. Floorboards throughout.

Living Room

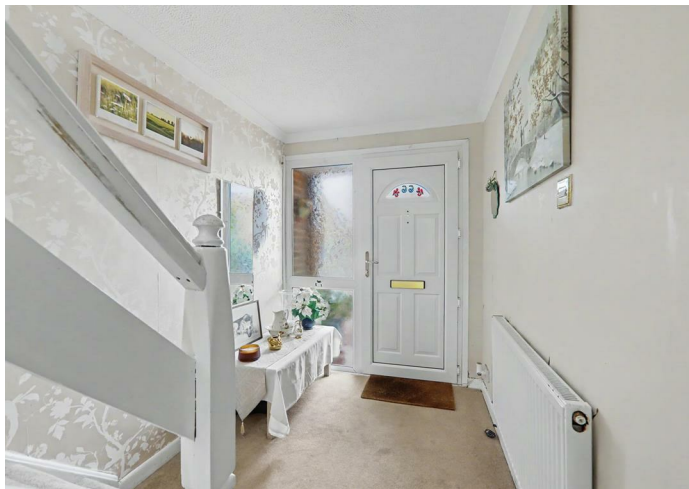
7.3 x 3.1 (23'11" x 10'2")

Carpeted throughout. Fireplace with stone hearth surround. Two radiators. Double glazed window.

Dining Room

4.8 x 3 (15'9" x 9'10")

Floorboards throughout. Radiator. Double glazed window. Double glazed sliding doors leading to rear



garden. Frosted double glazed single door leading to side access.

Stairs leading to;

First floor Landing

Carpeted. Double glazed window. Hatch providing loft access.

Bedroom One

4 x 2.9 (13'1" x 9'6")

Carpeted throughout. Radiator. Double glazed window. A range of fitted wardrobes and drawers.

Bedroom Two

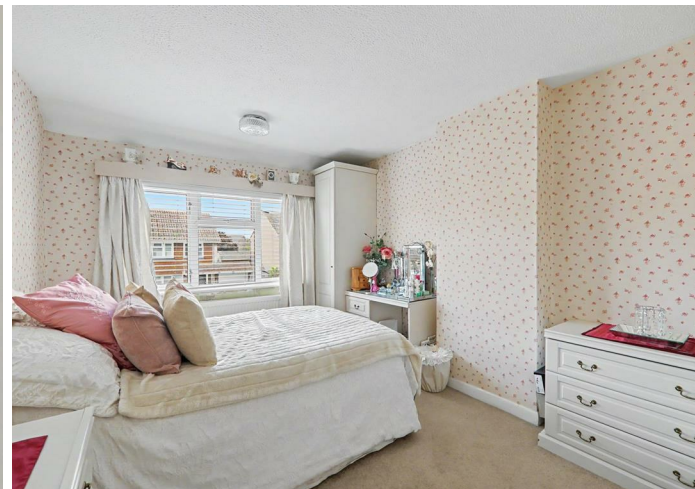
3.3 x 2.9 (10'10" x 9'6")

Carpeted throughout. Radiator. Double glazed window. A range of fitted wardrobes.

Bedroom Three

3.1 x 1.9 (10'2" x 6'3")

Radiator. Double glazed window. Built in double wardrobe.



Bathroom

Tiled flooring throughout. Fully tiled walls. Panelled bath. Low level Wc with matching wash hand basin. Frosted double glazed window.

Outside

Rear Garden

A sizeable private rear garden, a large lawned area with a range partially seating areas.

Private Driveway

Paved driveway for multiple cars. Access to private garage.

Garage

5.1 x 2.4 (16'9" x 7'10")

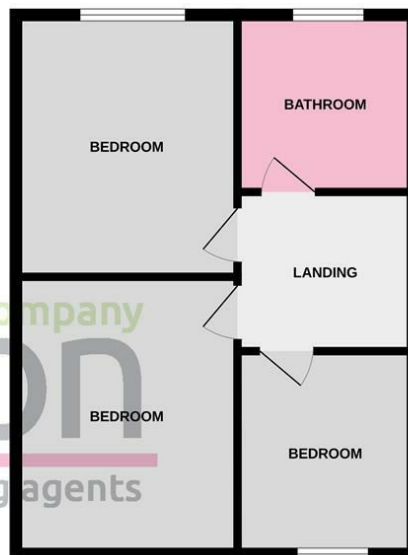
Accessed via up and over door. Further door leading to rear garden. Power and lighting.



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		
(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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