



3 Bodmin Road, Worthing, BN13 3HE

Price £400,000

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We are delighted to offer to the market this delightful detached bungalow. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The inviting reception room serves as the heart of the home, providing a warm and welcoming space. You have the benefits of a beautifully presented modern kitchen and a sizable bathroom. Externally you have a well maintained rear garden, private driveway leading to garage and further front garden. Viewing is highly recommended to appreciate the overall fantastic condition of this bungalow.

- Detached Bungalow
- Two Bedrooms
- Garage
- Private Driveway
- Conservatory
- Beautifully Maintained Gardens
- Modern Bathroom and Kitchen
- Viewing Highly Recommended





### Entrance Hall

Carpeted throughout. Radiator. Access to three storage cupboards. Access to loft via hatch.

### Kitchen

3.6 x 2.2 (11'10" x 7'3")

A beautifully presented fitted kitchen briefly comprising; roll edge work surfaces. Matching wall and base units. Inset sink with drainer. Half tiled walls. Fully tiled flooring throughout. Inset spotlighting. Double glazed window. Half frosted double glazed door leading to side.

### Bathroom

Tiled flooring throughout. Fully tiled walls. Spotlighting throughout. Inset vanity sink unit with storage cupboards below. Low level Wc. Corner shower cubicle. Wall mounted heated towel rail. Two frosted double glazed windows.

### Bedroom One

4.1 x 4 (13'5" x 13'1")

Carpeted throughout. Built in double wardrobe. Double glazed window. Radiator.

### Bedroom Two / Reception room

3.2 x 2.6 (10'6" x 8'6")

Carpeted throughout. Built in double wardrobe. Double glazed French doors leading onto rear garden.

### Living room

4.8 x 4.5 (15'9" x 14'9")

Carpeted throughout. Fireplace with hearth surround. Radiator. Double glazed window.

### Conservatory

3.9 x 3 (12'10" x 9'10")

Tiled flooring throughout. Double glazed French doors leading onto rear garden.

### Store Room / Wc

2.4 x 1.6 (7'10" x 5'3")

Carpeted throughout. Low level Wc with matching wash hand basin. Double glazed window.

### Garage

5.4 x 2.4 (17'9" x 7'10")

Internal access via lean to. Up and over door leading to private driveway.

### Private Rear Garden

A true feature of this property is the beautifully presented rear garden. You have a well maintained lawned area with patio seating area and pathways. A range of mature shrub and tree borders. Garden Shed.

### Front Garden

Laid to artificial grass. Mature shrub borders.

### Private Driveway

Parking for two cars. Leading to private garage.

### Required Information

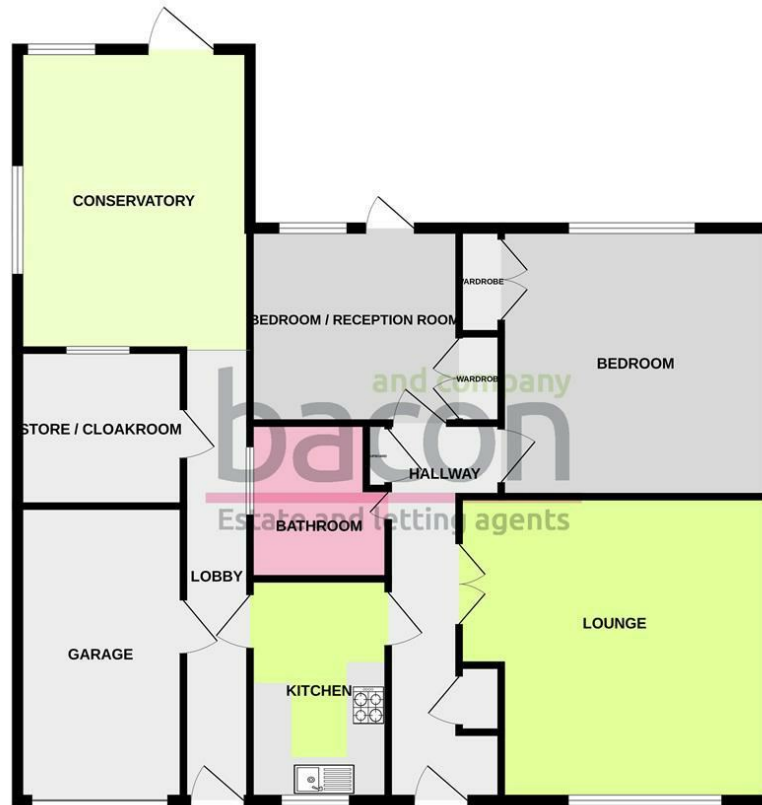
Council tax band: D

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



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 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>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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