



36 Burnham Road, Worthing, BN13 2NJ
Offers Over £400,000

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Beautifully presented throughout, this attractive three-bedroom semi-detached bungalow offers spacious, light-filled accommodation, thoughtfully designed for comfortable and versatile single-storey living. A particular highlight is the superb extended kitchen/dining room, providing an impressive sociable space for both everyday living and entertaining. To the rear, the south-facing garden enjoys excellent natural light, while ample off-road parking adds further convenience. Maintained to a high standard and ready to move straight into, this delightful home combines modern comfort with generous and adaptable living space. Ideally suited to families, downsizers or those looking for the ease of bungalow living, this is an excellent opportunity to acquire a well-appointed home in the popular Salvington area.

- Semi-Detached Bungalow
- Three Bedrooms
- South Facing Rear Garden
- Extended Kitchen/Dining Room
- Private Driveway
- Well Presented Throughout
- Modern Fitted Kitchen & Shower Room
- Popular Salvington Location





Entrance Hall

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

Kitchen Breakfast Room

6.3 x 3.1 (20'8" x 10'2")

Floorboards throughout. A beautifully presented modern kitchen briefly comprising; a range of fitted wall and base units. A range of integrated appliance's including. Dishwasher, induction hob, double oven, washing machine and fridge freezer. Double glazed window. Double glazed French doors leading onto rear garden.

Shower Room

Floorboards throughout. Low level Wc with matching sink. Half tiled walls. Wall mounted heated towel rail. Frosted double glazed window.



Bedroom One

3.6 x 3 (11'10" x 9'10")

Carpeted throughout. Feature bay with double glazed window. Mirrored triple built in wardrobes.

Bedroom Two

3.6 x 3.2 (11'10" x 10'6")

Carpeted throughout. Feature bay with double glazed window. Radiator. Fireplace. Two built in wardrobes.

Bedroom Three

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

Carpeted throughout. Radiator. Double glazed window.



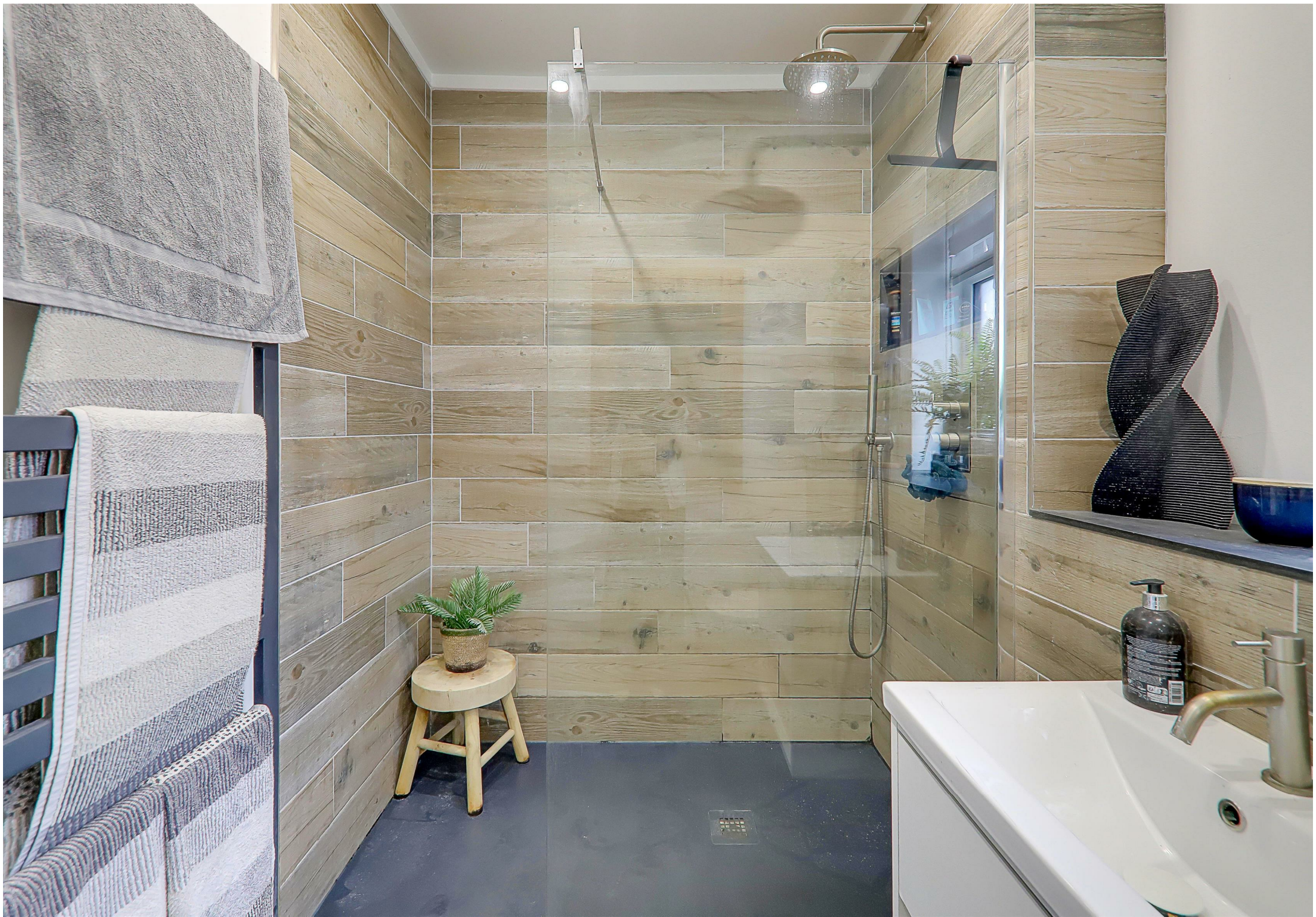
Living Room

3.3 x 3.2 (10'10" x 10'6")

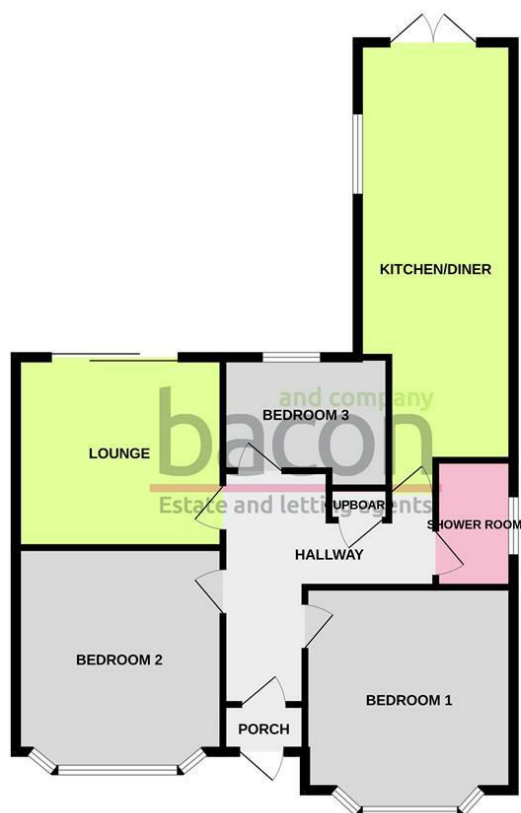
Carpeted throughout. Double glazed sliding doors leading to private rear garden.

Outside

To the front, a substantial block-paved driveway provides ample off-road parking for several vehicles. The delightful south-facing rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. A generous patio provides the perfect setting for outside dining, complemented by a raised decked seating area and beautifully planted borders featuring a variety of mature shrubs and flowers.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(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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