



15 The Greenway, Worthing, BN12 6AX  
Asking Price £375,000

and company  
**bacon**  
Estate and letting agents



We are delighted to bring to the market this two bedroom detached bungalow in the sort after Goring-By-Sea area. The internal accommodation comprises of a sizeable lounge/diner with dual aspect, a fully fitted kitchen, sizeable conservatory with double French doors providing access to the rear garden, two double bedrooms and a fitted shower room. Outside you have the benefits of sizeable gardens front and back together with access to a private garage and driveway suitable for multiple cars. This property is being offered Chain Free so viewing is highly recommended!

- Chain Free
- Two Double Bedrooms
- Garage
- Private Driveway and Garage
- Conservatory
- Lounge/Diner
- Fitted Kitchen
- Beautifully Landscaped Rear Garden





### Entrance Hall

Carpeted throughout. Radiator. Access to storage cupboard housing hot water cylinder. Hatch providing loft access.

### Lounge / Diner

7.7 x 3.3 (25'3" x 10'10")

Carpeted throughout. Two radiators. Double glazed window. Fireplace with stone hearth surround. Double glazed sliding doors leading to;

### Conservatory

3.8 x 2.5 (12'6" x 8'2")

Tiled effect flooring. Power and lighting. Double glazed French doors leading to rear garden.

### Kitchen

3.1 x 2.6 (10'2" x 8'6")

A fully fitted kitchen comprising of roll edge work surfaces. Matching wall and base units. Part tiled walls. Floor standing condensing boiler. Double glazed window. Stainless steel sink with double drainer. Space for various appliances.

### Shower Room

Fully tiled walls. Vanity sink/Wc unit with storage cupboards and drawers. Heated towel rail. Corner shower cubicle with sliding glass screen. Frosted double glazed window.

### Bedroom One

3.8 x 3.3 (12'6" x 10'10")

Carpeted throughout. Radiator. Double glazed window.

### Bedroom Two

3.5 x 2.4 (11'6" x 7'10")

Carpeted throughout. Radiator. Double glazed window.

### Outside

#### Rear Garden

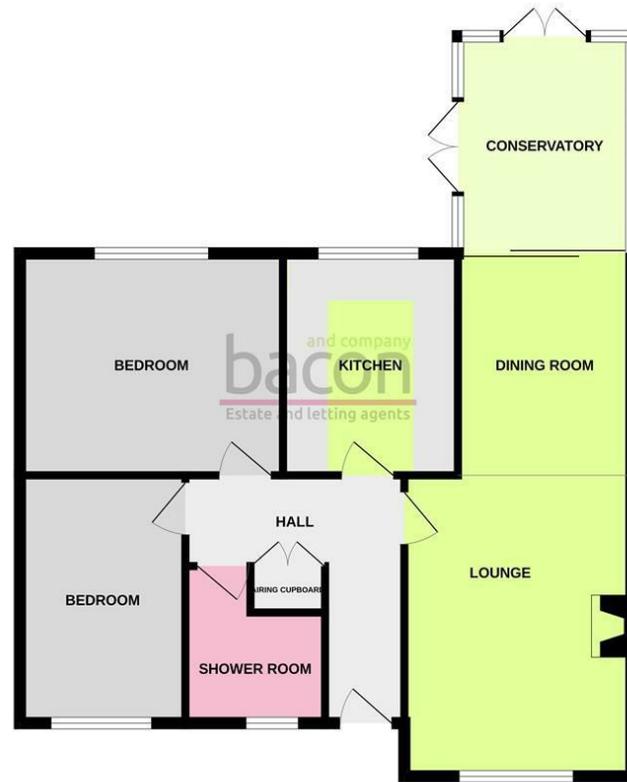
Large patio area perfect for seating. Lawned area with mature shrub and tree borders. Further side patio area leading to greenhouse. Side access leading to driveway and garage.

#### Front

Block paved front with pathway to front door. Access to driveway leading to garage.



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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(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 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 confirm their condition or working order.

