



27 Westland Avenue, Worthing, BN14 7LB  
Guide Price £395,000

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A three bedroom semi detached house situated within the sought after catchment area of Thomas A Becket, close to local shops, schools and mainline railway station. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, ground floor w.c, first floor landing, three bedrooms, shower room, separate w.c, loft, private driveway, garage, front and rear gardens.

- Semi Detached Family Home
- Tarring Catchment Area
- Three Bedrooms
- Large South Rear Garden
- Driveway & Garage
- TAB School Catchment
- Cosmetic Works Required
- No Onward Chain



### Covered Porch

Outside wall light. Double glazed door to the reception hall.

### Reception Hall

3.78m x 2.41m (12'5 x 7'11)

Radiator. Central heating thermostat. Wood laminate flooring. Picture rail. West aspect obscure glass double glazed window. North aspect leaded light double glazed windows. Staircase to first floor landing with understairs storage cupboard. Doors to all ground floor rooms.

### Lounge

4.45m into bay x 3.76m (14'7 into bay x 12'4)

North aspect double glazed bay window. Wall mounted gas fire. Picture rail. Beamed ceiling. Bi-folding doors to the dining room.

### Dining Room

4.27m x 3.66m (14'0 x 12'0)

South aspect double glazed windows and French doors to the rear garden. Radiator. Picture rail.

### Kitchen

3.12m x 2.51m (10'3 x 8'3)

Comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of wood trimmed work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring



hob. Space for cooker and further appliances. Pantry cupboard. Part tiled walls. Radiator. West and South aspect double glazed windows. Double glazed door to rear garden.

### First Floor Landing

3.53m x 2.54m max (11'7 x 8'4 max)

West aspect obscure glass double glazed window. Picture rail. Access to loft space. Doors to all first floor rooms.

### Bedroom One

4.45m into bay x 3.76m (14'7 into bay x 12'4)

North aspect double glazed bay window. Radiator. Fitted bedroom wardrobes. Two ceiling light points.

### Bedroom Two

4.27m x 3.33m (14'0 x 10'11)

South aspect double glazed windows. Radiator. Built in airing and linen cupboard. Picture rail.

### Bedroom Three

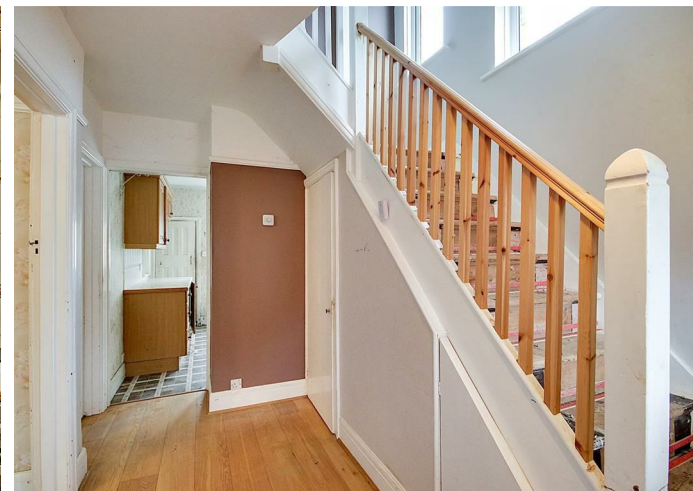
2.51m x 2.49m (8'3 x 8'2)

South aspect double glazed window. Radiator. Picture rail.

### Shower Room

2.13m x 1.75m (7'0 x 5'9)

Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Chrome ladder design radiator. Tiled walls. Tiled flooring. Extractor fan. Obscure glass double glazed window.



### Separate W.C

Low level w.c. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

With pathway to the homes front door.

#### Rear Garden

A feature of the home due to the garden size and South aspect. Majority laid to lawn with a patio area to the rear of the home.

#### Private Driveway

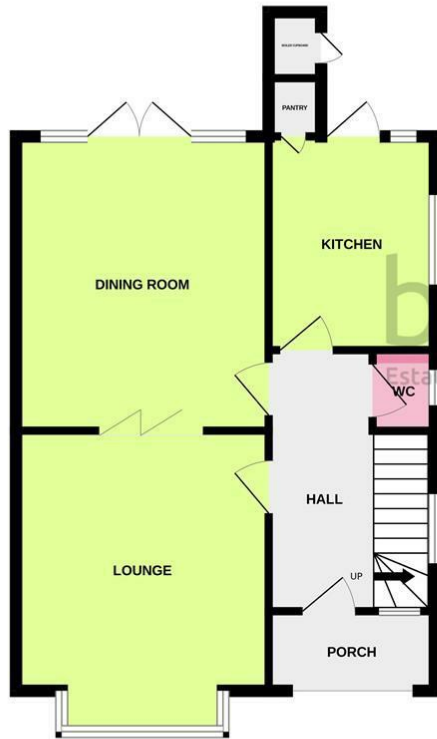
Providing off street parking and leading to the homes garage.

#### Garage

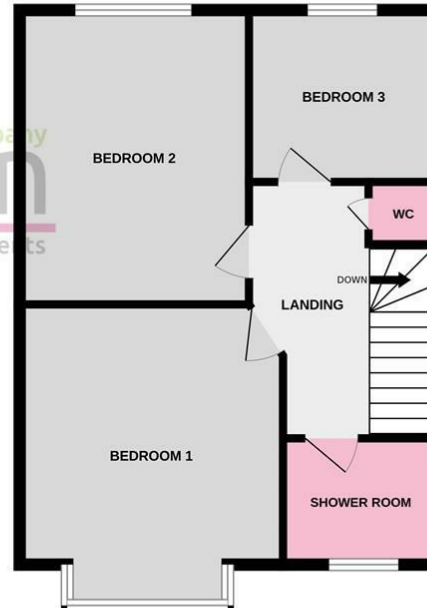
#### Council Tax

Council Tax Band D

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) <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 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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