



73 Kipling Avenue, Worthing, BN12 6LH

Price £300,000



An extended CHAIN FREE three bedroom mid terrace house with South aspect rear garden. Located in popular Goring within close proximity to local shops, schools and bus services. The accommodation briefly comprises, entrance porch, hall, lounge/dining room and kitchen. To the first floor there are three bedrooms and shower room/Wc. Externally there is a SOUTH FACING REAR GARDEN and front garden.

- Extended Mid Terrace House
- Chain Free
- Three Bedrooms
- South Rear Garden
- Gas Central Heating
- Spacious 20ft Lounge/Dining Rm
- Popular Goring
- Shower Room/Wc





Double glazed double doors opening to;

Entrance Porch

Front door opening to;

Hall

Radiator. Meter cupboard.

Extended Lounge / Dining Room

6.17 x 5.19 (20'2" x 17'0")

Double glazed window and sliding doors over looking and leading to the rear garden. Staircase rising to first floor. Radiator. 'Baxi Bermuda' back boiler with stone fireplace surround.

Kitchen

3.62 x 2.63 (11'10" x 8'7")

Work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Electric cooker, fridge and washing machine are included in the sale. Matching wall cupboards. Double glazed window. Part tiled walls. Radiator.

First Floor Landing

access hatch to loft space. Radiator.

Bedroom One

3.52 x 3.98 narrows to 2.98 (11'6" x 13'0" narrows to 9'9")

Double glazed window to rear. Recessed wardrobe with sliding doors. Radiator.

Bedroom Two

2.67 x 4.08 narrows to 3.02 (8'9" x 13'4" narrows to 9'10")

Double glazed window to front. Radiator. Airing cupboard housing hot water cylinder.

Bedroom Three

2.13 x 2.09 (6'11" x 6'10")

Double glazed window. Radiator.

Shower Room/Wc

2.08 x 1.74 (6'9" x 5'8")

Suite comprising walk in shower with glass screen and shower above, pedestal wash hand basin and low level flush Wc. Tiled walls. Double glazed obscure glass window. Radiator.

South Facing Rear Garden

Laid to lawn with paving nearer the house and concrete path. Timber shed. Gate providing rear pedestrian access.

Front Garden

Decorative stones with matching planted shrubs.

Required Information

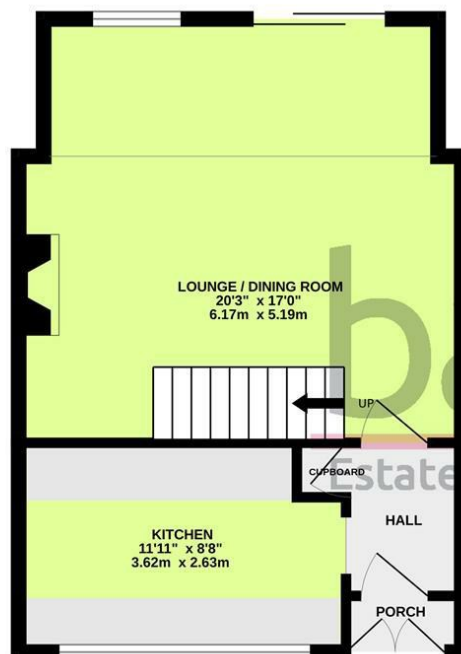
Council tax band: C

Draft version: 1

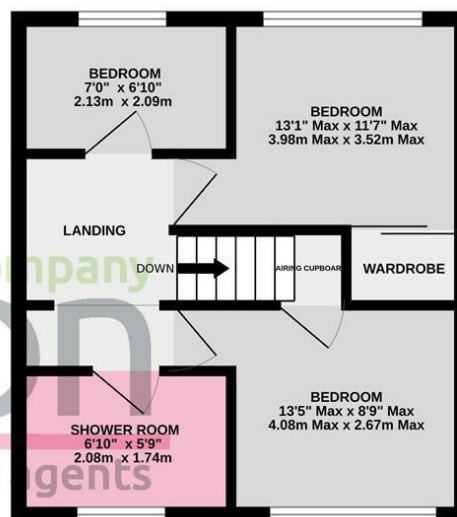
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



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		78
(55-68) D	56	
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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