



20 Vancouver Road, Worthing, BN13 2SZ  
Offers Over £300,000

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Immaculately presented two bedroom end of terrace house in the popular Durrington area within close proximity of local shopping facilities and schools. The property briefly comprises; entrance porch leading to spacious lounge/dining room, under stairs storage and modern fitted kitchen. Upstairs, two double bedrooms with built in wardrobes and a fully tiled bathroom. Externally, enclosed rear garden laid mainly to lawn with patio areas. Double glazing and Gas central heating throughout. Chain Free.

- End Of Terrace House
- Two Double Bedrooms
- Re-Decorated & Carpeted Throughout
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Potential For Off Road Parking
- Close To Local Amenities
- Chain Free





Low maintenance front garden with potential for off road parking (subject to consent)

### Entrance Porch

Glazed door leading to carpeted entrance porch. Levelled ceiling with dome light. 4 Panel door leading to;

### Living/Dining Room

5.11 x 3.76 (16'9" x 12'4")

Spacious south aspect living room accommodating space for a dining area. Double glazed window. Two radiators. Levelled ceiling with two pendant lights. Access to understairs cupboard. Stairs leading to first floor landing.

### Kitchen

3.76 x 2.75 (12'4" x 9'0")

Range of white high gloss wall mounted and base cabinets with worktop above. Part tiled walls. Undercounter washing machine. Integrated

fridge/freezer. Radiator. Integrated oven. Four ring gas hob with extractor fan above. 1.5 bowl sink incorporating drainer. Space for additional white goods if needed. Double glazed window overlooking the garden. Glazed door to garden.

### First Floor Landing

Carpeted stairs and landing. Shelved cupboard. Access to loft hatch with pull down ladder housing combination boiler installed in January 2024.

### Bedroom One

3.76 x 2.66 (12'4" x 8'8")

Double bedroom. Radiator. Double glazed window. Levelled ceiling with pendant light. Fitted wardrobes with mirrored doors. Carpet.

### Bedroom Two

3.76 x 2.40 (12'4" x 7'10")

Double bedroom. Fitted wardrobes with mirrored

doors. South aspect. Levelled ceiling with pendant light. Double glazed windows with fitted blinds. Radiator. carpet.

### Bathroom

Fully tiled bathroom. Wash hand basin with cabinet space below. Toilet. P-shaped bath with mixer tap, rainfall shower above. Glass shower screen. Heated towel rail. Extractor fan. Dome light.

### Garden

Enclosed rear garden laid mainly to lawn with patio areas. Shed. Side access to the front of the property.

### 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.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>69</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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