



45 Harefield Avenue, Worthing, BN13 1DR  
Guide Price £250,000

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A extremely well presented two bedroom first floor garden flat located in the sought after catchment area of Tarring. The accommodation consists of an entrance hall, first floor landing, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally the property benefits from having a private west facing rear garden and two brick built storage sheds.

- Popular Tarring Location
- Private West Facing Garden
- Two Double Bedrooms
- Lounge & Kitchen
- Bathroom/WC
- Private Entrance/Maisonette
- Gas Heating & Double Glazing
- Viewing Recommended





### Private Entrance

Front door to:

### First Floor Entrance Hall

Storage cupboard, staircase to first floor double glazed window, radiator.

### First Floor Hallway

Two recessed storage cupboards and additional cupboard with space under used for washing machine with boiler above, access to loft space, levelled ceiling with inset lighting.

### Lounge

3.96m x 3.18m (13'0 x 10'5)

Feature fireplace with stone surround and granite hearth, radiator, double glazed window to the front, levelled ceiling with inset lighting.



### Kitchen

2.84m x 2.03m (9'4 x 6'8)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring hob with extractor over, built in oven, microwave and fridge freezer. Matching wall cupboards and part tiled walls, double glazed window to rear, levelled ceiling with inset lighting.

### Bedroom One

3.73m x 3.23m (12'3 x 10'7)

Range of fitted wardrobes with sliding doors, radiator, double glazed window to rear, levelled ceiling with inset lighting.

### Bedroom Two

2.59m x 2.39m (8'6 x 7'10)

Double glazed window to front, radiator, levelled ceiling with inset lighting.



### Bathroom/WC

Suite comprising panelled bath with shower attachment and power shower over, wall mounted wash hand basin with cupboard under, low level flush WC, double glazed window, tiled flooring, heated towel rail, levelled ceiling with inset lighting.

### Rear Garden

The rear garden is a feature of the property being of popular westerly aspect and mainly laid to lawn, enclosed by fencing. Two brick built storage sheds.

### Outgoings

Lease - 90 years remaining (approximately)  
Service charge including building insurance and ground rent is £167.48 pa  
Worthing Homes

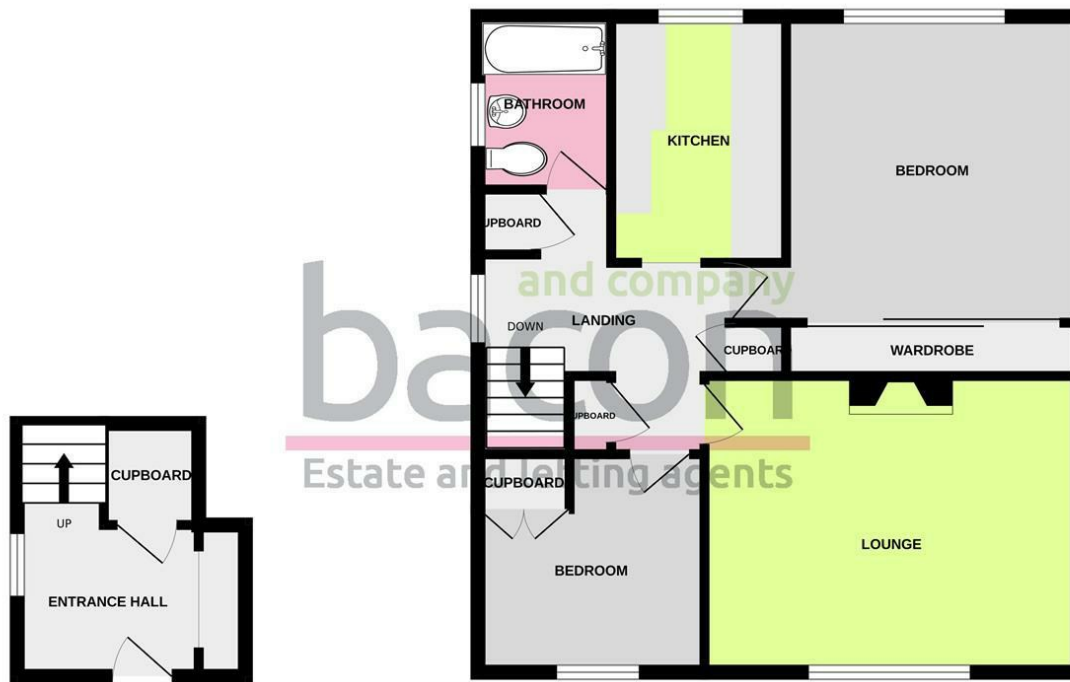
### Council Band

Band A



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>                            | 76                      | 76        |
| (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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000

broadwater@baconandco.co.uk

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