



**17 Wiston Close, Worthing, BN14 7PU**  
**Guide Price £400,000**

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We are delighted to offer for sale this well extended three bedroom semi-detached bungalow positioned on level ground in this quiet cul-de-sac location in Thomas-A-Becket.

In brief the property consists of a deceptively spacious entrance hallway with loft hatch access, a south aspect lounge to the front, three spacious double bedrooms, there is an adapted wetroom & a fitted kitchen with space for all appliances to complete the internal accommodation.

Externally you have a corner plot garden & generous off street parking for multiple cars leading to a garage with up & over door.

- Semi-Detached Bungalow
- Three Double Bedrooms
- Generous Off Street Parking & Garage
- South Aspect Lounge
- Popular Thomas-A-Becket Catchment Area
- Positioned On Level Ground & Adapted Living Accomodation
- Corner Plot Garden
- Wet Room





### Reception Hall

7.72m x 1.93m (25'4 x 6'4)

Vinyl flooring, various power points, wall mounted electric fuseboard, loft hatch access with drop down ladder, two radiators, skimmed ceiling with coving.

### Lounge

3.96m x 3.58m (13'0 x 11'9)

Carpeted floor, radiator, television point, various power points, wall mounted electric fireplace, PVCU double glazed window, skimmed ceiling with coving.

### Kitchen

3.53m x 2.69m (11'7 x 8'10)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, integrated eye level oven, space for washing machine, tumble dryer & fridge freezer, inset stainless steel single drainer sink unit with mixer tap, wall mounted combination boiler, inset four ring gas burning hob with extractor fan above, PVCU double glazed window, skimmed ceiling with coving.



### Bedroom One

6.78m x 3.33m (22'3 x 10'11)

Carpeted floor, radiator, dressing room area with various hanging rails & shelving, PVCU double glazed window & door leading to rear garden, skimmed ceiling with coving.

### Bedroom Two

4.01m x 3.43m (13'2 x 11'3)

Dual aspect, carpeted floor, radiator, various power points, television point, two PVCU double glazed windows, skimmed ceiling & coving.

### Bedroom Three

4.24m x 3.71m (13'11 x 12'2)

Vinyl flooring, radiator, various power points, television point, PVCU double glazed window, PVCU double glazed door leading out to rear garden, skimmed ceiling with coving.



### Wet Room

2.39m x 2.26m (7'10 x 7'5)

Vinyl flooring, radiator, low flush WC, hand wash basin with mixer tap, wall mounted power shower, fully tiled walls, extractor fan, PVCU double glazed window, skimmed ceiling.

### Externally

#### Front Garden

Laid to block paving offering generous off street parking for approximately three plus vehicles, leading to garage.

#### Rear Garden

Mainly laid to lawn having various mature shrub, tree & plant borders, fence enclosed, patio area, direct access to rear of garage.

#### Garage

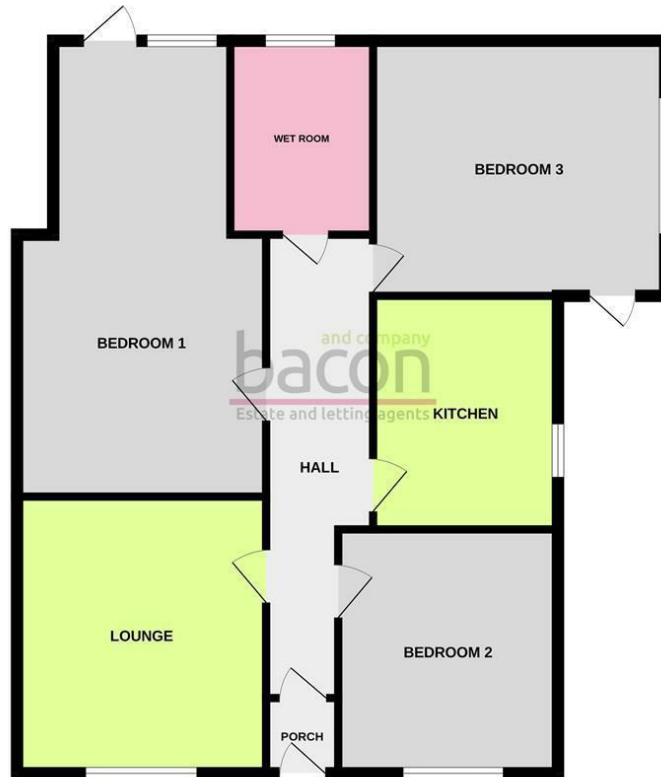
Having an up & over door, direct access into the rear garden.

#### Council Tax

Band C



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>			<b>76</b>
(55-68) <b>D</b>	<b>60</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 confirm their condition or working order.



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