



61 Edmonton Road, Worthing, BN13 2UD

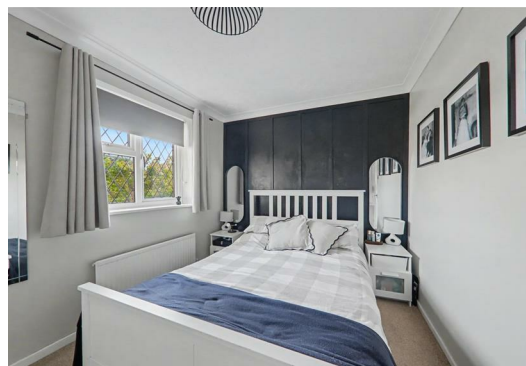
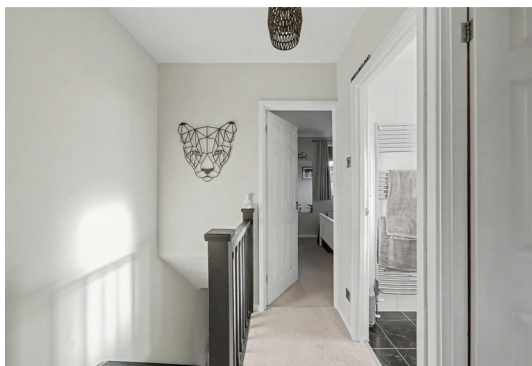
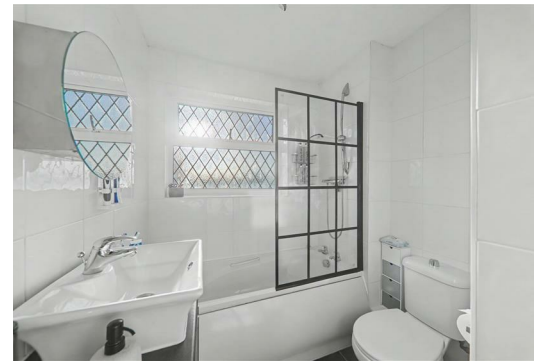
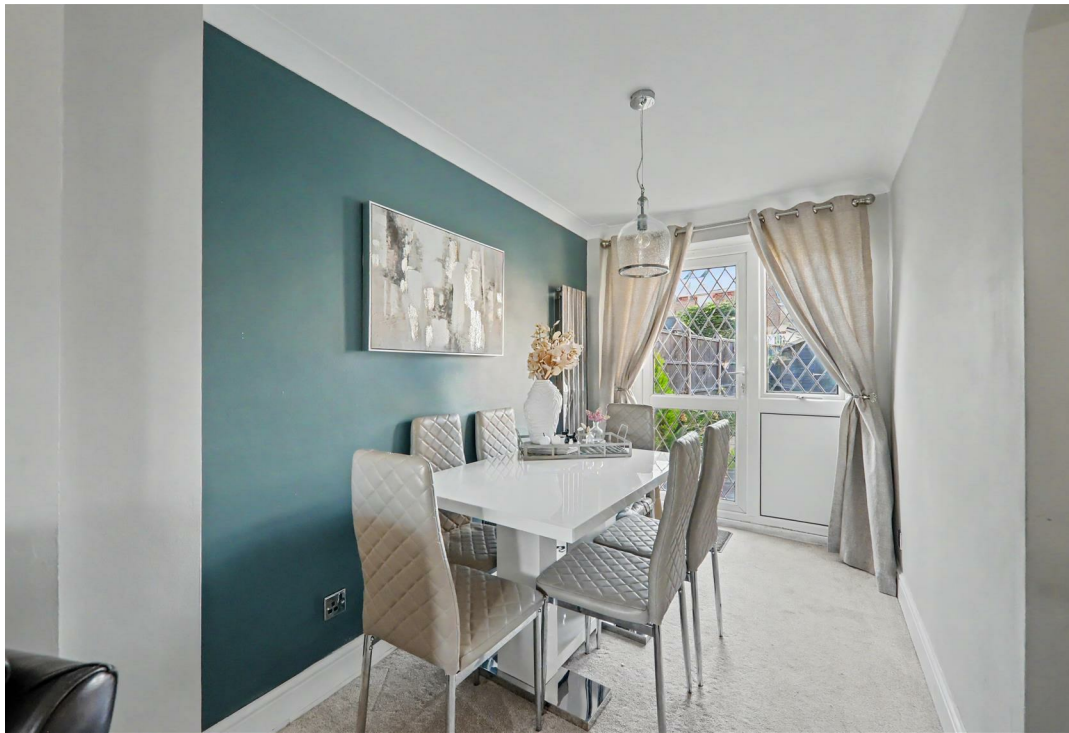
Price £350,000

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An fantastic opportunity to purchase this three bedroom staggered end of terrace house with two allocated parking spaces. Located in popular Durrington with local shops, transport links and schools all near by. The accommodation briefly comprises, entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom/Wc. Benefits include gas central heating and double glazing.

- End Terrace House
- Three Bedrooms
- Lounge & Dining Room
- Two Allocated Parking Spaces
- Double Glazed
- Modern Bathroom/Wc
- Gas Central Heating
- Viewing Recommended





Double glazed front door opening to;

Entrance Hall

Staircase rising to the first floor. Door to lounge.

Lounge

4.40 x 3.29 (14'5" x 10'9")

Double glazed bay window. Radiator. Understairs storage cupboard. Opening to;

Dining Room

3.13 x 1.92 (10'3" x 6'3")

Double glazed door and window over looking and leading to the rear garden. Radiator. Wall mounted chrome effect vertical radiator.

Kitchen

2.85 x 2.22 (9'4" x 7'3")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted gas hob with oven under and extractor canopy above. Space for fridge/freezer and washing machine. Range of matching wall cupboards. End display shelves. Double glazed window. Wall mounted boiler. Recessed cupboard housing hot water cylinder. Part tiled walls.

First Floor Landing

Doors to all rooms.

Bedroom One

4.23 x 2.67 (13'10" x 8'9")

Two double glazed windows. Radiator. Built in over stair cupboard.

Bedroom Two

3.61 x 2.41 (11'10" x 7'10")

Double glazed window. Radiator.

Bedroom Three

2.80 x 1.78 (9'2" x 5'10")

Double glazed window. Radiator. Access hatch to loft space.

Bathroom/Wc

Suite comprising panelled bath with shower above and modern screen, vanity surface with basin and cupboards under and low level flush Wc. Chrome towel radiator. Tiled floor and walls. Double glazed window.

Front Garden

Laid to lawn with pathway to the front door and side gate.

Rear Garden

Mainly laid to lawn with decked area nearer the house. A pathway leads to the rear of the garden with a further deck and timber storage shed. To the side of the house there is a covered lean to/storage area with gates to front and rear.

Two Allocated Parking Spaces

Located in the rear parking area.

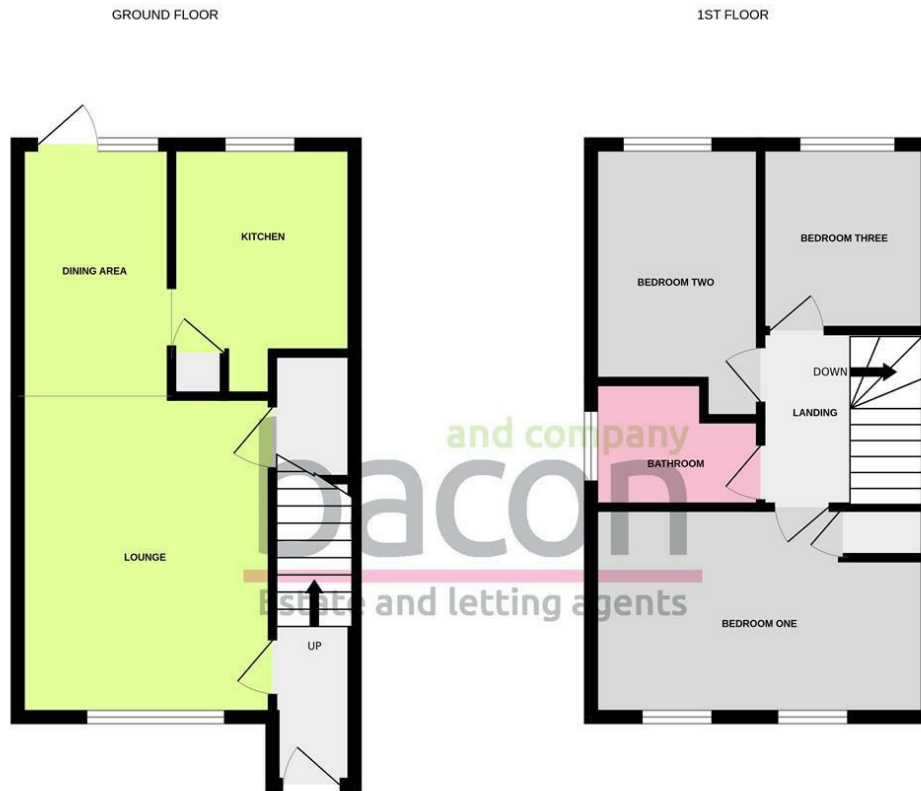
Required Information

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.





NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

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	70	77
(55-68) D		
(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



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