



27 Beeches Avenue, Worthing, BN14 9JE
Guide Price £485,000

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This beautifully presented semi detached family home offers spacious and light accommodation with feature west facing rear garden. The accommodation briefly comprises, entrance hall, living room, open plan kitchen/dining room, spacious west facing conservatory, cloakroom/wc, first floor landing, three bedrooms and bathroom/wc. Externally there is a west facing rear garden, block paved private drive and garage. Internal viewing is highly recommended.

- Semi Detached House
- Three Bedrooms
- West Aspect Rear Garden
- Private Drive & Garage
- Conservatory
- Gf cloakroom/wc
- GCH & Combi Boiler
- Open plan kitchen/ Dining Rm



Double glazed front door opening to

Entrance Hall

Varnished wood floor. Staircase to first floor. Feature modern vertical radiator. Under stair cupboard. Wall mounted central heating thermostat. Inset spotlights.

Living Room

4.12 x 3.81 (13'6" x 12'6")
Double glazed semi bay window. Radiator. Feature fireplace with electric fire and painted surround. Three wall light points.

Kitchen / Dining Room

5.70 x 4.02 (18'8" x 13'2")
Excellent range of work surfaces with cupboards and drawers fitted under. Inset one and half bowl sink unit. Space for washing machine. Integrated fridge. Integrated dishwasher. Fitted gas hob with extractor canopy above. Built in oven and grill with cupboard above and below. Space for further appliance. Matching wall cupboards. Double glazed door and window to side. Double glazed window to conservatory. Radiator. Part tiled floor and part varnished wood floor. Inset spotlights and two wall light points

Conservatory

4.32 x 5.01 max (14'2" x 16'5" max)
West aspect with pitch glass roof and double glazed windows and double doors to the rear garden. Tiled floor. Radiator.

Cloakroom/Wc

Concealed cistern Wc. Vanity shelf with wash basin. Double glazed window to side. Wall mounted combination boiler concealed in cupboard.

First Floor Landing

Double glazed window to side.

Bedroom One

4.26 x 2.85 to wardrobe (13'12" x 9'4" to wardrobe)
Double glazed semi bay window. Radiator. Floor to ceiling Sliding door wardrobes to one wall. Ceiling feature with inset spotlights.

Bedroom Two

4.02 x 2.69 To wardrobe (13'2" x 8'10" To wardrobe)
Double glazed window. Radiator. Floor to ceiling sliding door wardrobes to one wall.

Bedroom Three

2.03 x 2.80 (6'8" x 9'2")
Double glazed windows. Radiator. Picture rail.

Bathroom/Wc

2.28 x 2.71 (7'6" x 8'11")
Shaped bath with feature tap, rainwater shower head with concealed wall controls and further shower attachment. Concealed wc with vanity shelf above and cupboard to one side. Vanity surface with inset wash hand basin and cupboards below. Part tiled walls. Double glazed window. Tiled floor. Extractor fan. Inset spotlights. Access hatch to loft space.

Private Driveway

Block paved and provides off road parking to front and side leading to the garage.

Garage

With personal door to garden. Power and light.

Rear Garden

West aspect and mainly laid to lawn with paved pathway leading to rear pedestrian access gate giving access to Charmandean Lane. Timber shed and greenhouse. Stocked mature planted borders. Personal door to garage. Paved patio nearer the house. Raised beds located to the rear of the garden perfect for fruit and vegetables growing.

Required Information

Council tax band: D

Draft version: 1

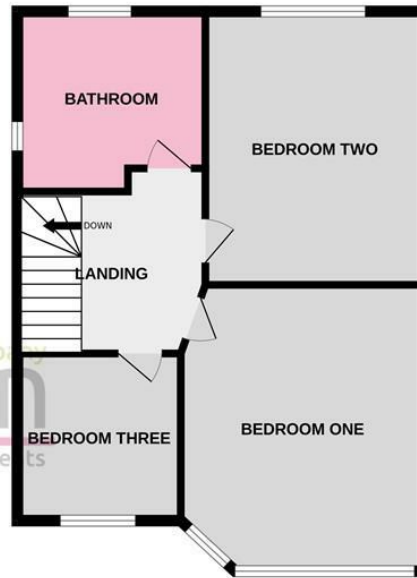
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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