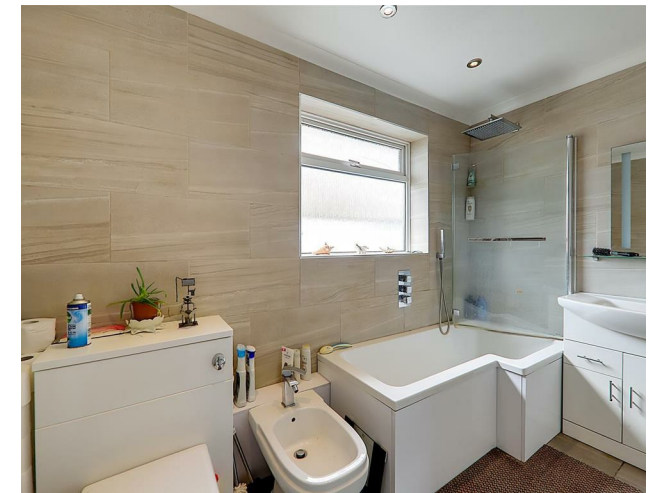




16 Devonport Road, Worthing, BN11 2SN  
Guide Price £525,000





A semi detached two double bedroom bungalow benefiting from West facing rear garden and further loft room. Briefly the accommodation comprises: entrance hall, living room, kitchen diner, two double bedrooms, bathroom/WC and loft room. Externally there is a covered lean to, garage, West facing rear garden and front garden with off-road parking. The property is within close proximity of local shops, school catchment, various public transport links and easy access to the A259. CHAIN FREE.

- CHAIN FREE
- Semi Detached Bungalow
- Two Bedroom and Loft Room
- Bathroom/wc
- Kitchen/Diner
- Garage
- West Facing Rear Garden
- Off Road Parking









### Entrance Hall

Radiator. Electrical consumer unit.

### Living Room

4.88m x 3.66m (16'4 x 12')

Double glazed window to front. Radiator. Gas fireplace with mantle surround.

### Kitchen/Diner

6.1m x 3.05m (20'2 x 10'8)

Tiled floor. Inset ceiling spotlights. Radiator. Wall mounted 'Valliant' combination boiler supplying gas central heating and hot water.

Kitchen Island comprising granite worksurface with five ring 'Rangemaster' ceramic hob with extractor cooker hood over. Drawers and cabinets below roll age works surface with inset 'Franke' single drainer sink with mixer tap and draining board. Space for fridge freezer. Matching range of cupboard drawers and eyelevel wall units fitted double oven double glazed window to side



and overlooking rear garden double glazed door to lean to.

### Bedroom One

4.57m x 3.05m into wardrobe (15' x 10'8 into wardrobe)

Double glazed window overlooking rear garden. Radiator. Built-in triple wardrobe with shelving and hanging rail.

### Bedroom Two

3.66m x 2.74m (12'1 x 9'1)

Double glazed bay window. Radiator.

### Bathroom/WC

2.74m x 1.52m (9'8 x 5'5)

Fully tiled floor and walls. White suite comprising panelled 'P' shaped bath with wall mounted mixer tap controls, handheld attachment and overhead rainfall shower. Vanity unit with basin, mixer tap, and cupboards below for storage. Concealed cistern WC. Bidet. Mirror with LED light and shaving socket. Ladder style towel radiator. Double glazed window. Inset ceiling spotlights.



Stairs from kitchen/diner to:

### Loft Room

4.57m x 4.57m (15'5 x 15'9)

Dual aspect. Two double glazed Velux windows with fitted blinds. Eve storage cupboards.

### Outside

#### Lean to

Access to front drive via double gates. Door to rear garden. Leading to:

#### Garage

5.79m x 2.74m (19'4 x 9'3)

Up and over door. Glazed window. Power and light.

#### West facing rear garden

Block paved for ease and maintenance. Border surround.

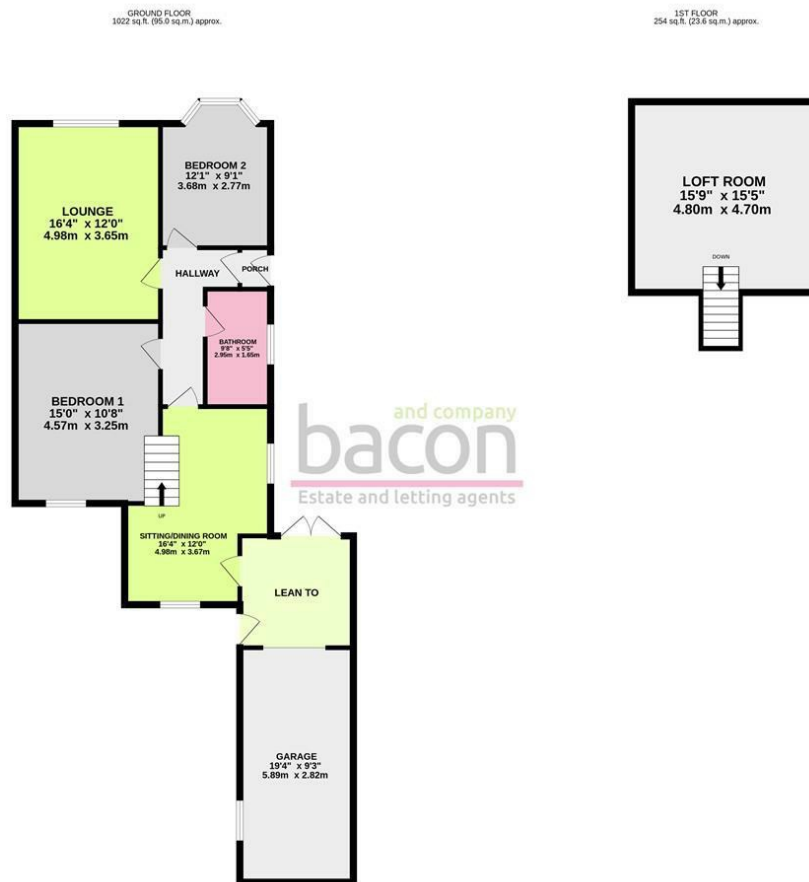
#### Front Driveway

Off-road parking for 2 to 3 vehicles.









TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.  
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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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