



2 Leighton Avenue, Worthing, BN14 8QP  
Guide Price £425,000

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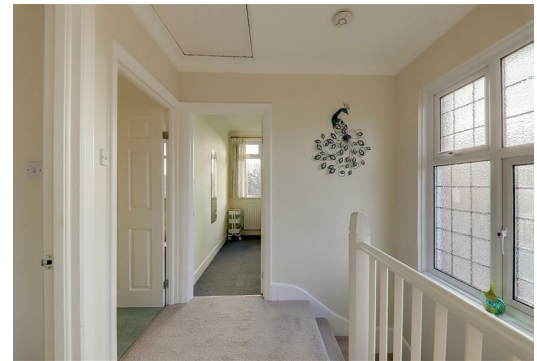




A very well presented three bedroom semi detached house situated within the popular catchment area of Broadwater. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, ground floor cloakroom, first floor landing, three bedrooms, shower room/w.c, loft, private driveway, garage and gardens to three sides.

- Semi Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- Double Glazed Windows
- Gas Central Heating
- Driveway & Garage
- Southerly Aspect Rear Garden









#### Covered Porch

Pitched tiled roof. uPVC door to the reception hall.

#### Reception Hall

4.57m x 1.75m (15'0 x 5'9)

North aspect obscure glass double glazed window. Radiator. Central heating thermostat. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to all ground floor rooms.

#### Lounge

4.42m into bay x 3.73m (14'6 into bay x 12'3)

North aspect double glazed bay window. Fireplace with an inset electric fire set on a raised hearth with matching surround and mantle over. Radiator. Levelled and coved ceiling. Opening to dining room.

#### Dining Room

3.48m x 3.38m (11'5 x 11'1)

South aspect double glazed French doors to the rear garden. Radiator. Serving hatch to kitchen. Levelled and coved ceiling.

#### Kitchen

3.35m x 2.11m (11'0 x 6'11)

Re-fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring halogen hob with extractor hood over. Fitted oven and grill. Integrated fridge and integrated freezer. Space for washing machine. Cupboard housing the homes wall mounted central heating boiler. Wood effect vinyl flooring. Dimmer switch. Levelled and coved ceiling with spotlights. South and West aspect double glazed windows. Double glazed door to side garden.

#### Ground Floor Cloakroom

1.35m x 0.76m (4'5 x 2'6)

Push button w.c. Wall mounted corner wash hand basin with mixer taps. Levelled ceiling. Obscure glass double glazed window.

#### First Floor Landing

2.31m x 1.85m (7'7 x 6'1)

West aspect obscure glass double glazed window. Levelled and coved ceiling with access to loft space. Doors to all first floor rooms.

#### Bedroom One

4.42m into bay x 3.15m (14'6 into bay x 10'4)

North aspect double glazed bay window. Fitted bedroom wardrobes to length of room. Radiator. Coved and textured ceiling.

#### Bedroom Two

3.35m x 3.25m (11'0 x 10'8)

South aspect double glazed windows. Built in wardrobe. Radiator. Coved and textured ceiling.

#### Bedroom Three

2.51m x 2.26m (8'3 x 7'5)

South aspect double glazed window. Radiator. Coved and textured ceiling.

#### Shower Room/W.C

2.49m x 1.73m (8'2 x 5'8)

Fitted suite comprising of a step in shower cubicle with shower attachment, shower head and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Concealed push button w.c. Chrome ladder design radiator. Vinyl flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

#### OUTSIDE

#### Front Garden

Laid to lawn. Side gate to side garden.

#### Side Garden

Hardstanding with outside water tap, rotary line and opening to rear garden.

#### Rear Garden

Southerly aspect with the first area of garden being a raised wood decked patio area adjoining the rear of the house and with space for garden table and chairs. Step down to a larger paved patio area with further entertaining space. Area of garden laid to lawn. having flower, shrub and pebble border. Third patio area being paved and set under a pergola.

#### Private Driveway

Providing off street parking and leading to the homes garage.

#### Garage

4.37m x 2.54m (14'4 x 8'4)

Brick built and accessed via an up and over door. Pitched tiled roof. Power and light. Double glazed window. Door to side garden.

#### Council Tax

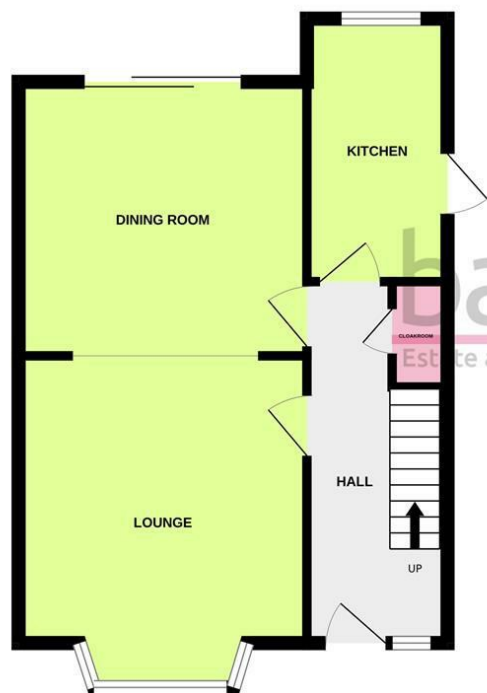
Council Tax Band D



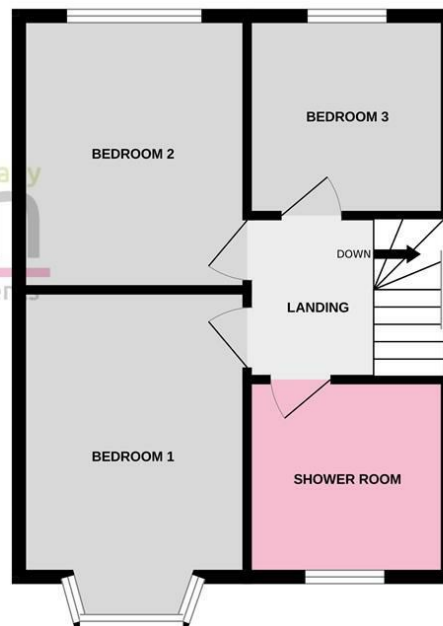




GROUND FLOOR



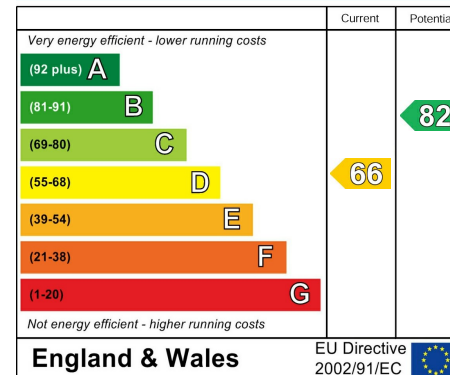
1ST FLOOR



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>		
(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 confirm their condition or working order.



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