



15 Hawthorn Crescent, Worthing, BN14 9LU  
Guide Price £525,000

and company  
**bacon**  
Estate and letting agents



A three bedroom detached bungalow situated within both a highly sought after road and catchment area, close to local shops and amenities. The accommodation consists of a covered porch, reception hall, lounge, dining room, conservatory, kitchen, three bedrooms, wet room, private driveway, garage, front and rear gardens.

- Detached Bungalow
- Highly Desired Location
- Three Bedrooms
- Close To Local Shops
- Wet Room & Separate WC
- Secluded & West Rear Garden
- Driveway & Garage
- No Onward Chain





### Covered Porch

Outside courtesy light. External power socket. Door to reception hall.

### Reception Hall

6.50m x 1.27m (21'4 x 4'2)

Radiator. Central heating thermostat. Built in storage cupboard. Coved and textured ceiling with spotlights and access to loft space.

### Lounge

5.61m x 3.61m (18'5 x 11'10)

Dual aspect via a North facing double glazed window and West facing single glazed windows and French doors to the conservatory. Fireplace with raised hearth, wooden surround and mantle over. Radiator. Levelled and coved ceiling.

### Conservatory

3.53m x 3.20m (11'7 x 10'6)

Triple aspect via North and West facing double glazed windows set on a brick base. Radiator. Two wall light points. Pitched polycarbonate roof. Double glazed sliding doors to rear garden.

### Dining Room

4.22m x 2.39m (13'10 x 7'10)

West aspect via double glazed French doors to the rear garden. Radiator. Coved and textured ceiling.

### Kitchen

4.09m x 3.25m (13'5 x 10'8)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and appliance space below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. four ring hob

with extractor hood over. Fitted oven and grill below. Space for upright fridge/freezer and further appliances. Tiled walls. Tiled floor. Wall mounted boiler and central heating programmer. Textured ceiling with spotlights. West aspect double glazed window. Double glazed door to rear garden.

### Bedroom One

4.27m x 3.58m (14'0 x 11'9)

East aspect via double glazed windows. Range of fitted bedroom wardrobes, drawers and dressing table area. Radiator. Wall light point. Coved and textured ceiling.

### Bedroom Two

3.56m x 3.18m (11'8 x 10'5)

East aspect via double glazed windows. Radiator. Coved and textured ceiling.

### Bedroom Three

3.56m x 2.08m (11'8 x 6'10)

South aspect via double glazed windows. Radiator. Coved and textured ceiling.

### Wet Room

3.89m x 2.16m (12'9 x 7'1)

Shower area with shower unit, hand rails and glazed screen. Low level w.c. Wall mounted wash hand basin with mixer taps. Radiator. Chrome ladder design radiator. Built in linen cupboard with slatted shelving. Levelled ceiling with spotlights. Obscure glass double glazed window.

### Separate Cloakroom

1.14m x 0.81m (3'9 x 2'8)

Low level w.c. Wall mounted wash hand basin. Tiled flooring. Textured ceiling. Obscure glass double glazed window.

### OUTSIDE

### Front Garden

Laid to shingle and various flower beds and borders. Pathway to the front door and gated side access to rear garden.

### Rear Garden

Secluded, West facing and a further feature of the home. The first area of garden is paved to the rear of the home with space for garden table and chairs and raised flower beds. The majority of garden is then laid lawn with flower and shrub borders. Summer house. Seating area with pergola. Outside water tap. Outside wall lights. Ornamental fish pond. NB: Should the fish pond not be required, the sellers are willing to have this filled in between exchange and completion.

### Private Driveway

Providing off street parking and leading to the garage.

### Garage

5.08m x 2.57m (16'8 x 8'5)

Adjoining, brick built and accessed via an up and over door. Power and light. Opening to the workshop.

### Workshop

3.07m x 2.57m (10'1 x 8'5)

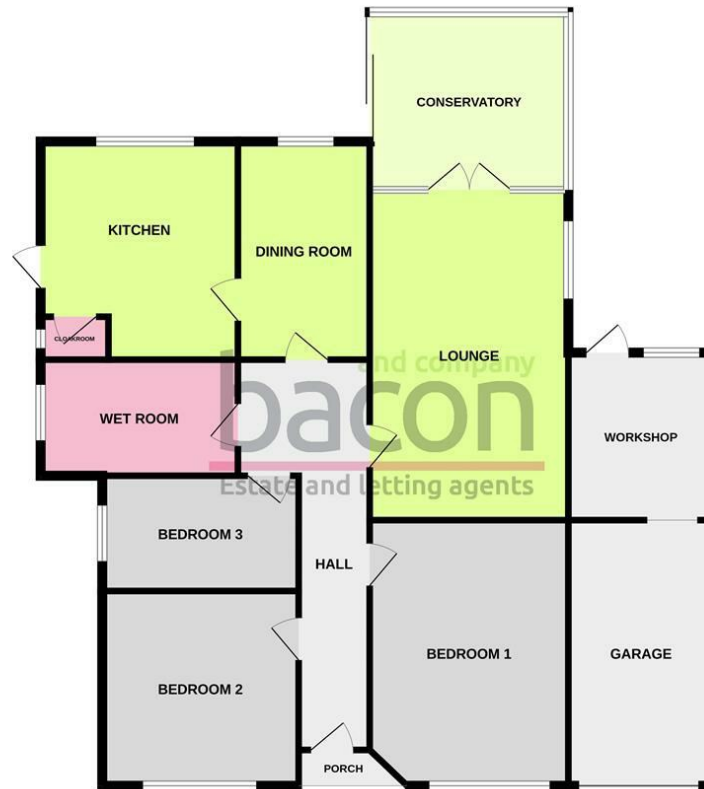
Power and light. Double glazed window. Double glazed door to the rear garden.

### Council Tax

Council Tax Band E



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 misstatement. 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.  
Made with Metropack 6/20/20

and company  
**bacon**  
Estate and letting agents

| 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>                            |                         | 77        |
| (55-68) <b>D</b>                            | 67                      |           |
| (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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.