



1 Leeward Road, Worthing, BN13 1NA
Guide Price £425,000

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A three bedroom extended semi detached bungalow benefitting from a South and West facing garden located in this popular area of Tarring. Briefly the accommodation comprises: entrance hall, living room, 25' extended kitchen/dining room, three bedrooms, bathroom/wc and ensuite to bedroom one. Externally there are beautifully maintained and landscaped front, side and rear gardens, driveway, garage and garden room.

- Semi Detached Bungalow
- Extended Kitchen/Dining Room
- South and West Facing Garden
- Three Bedrooms
- Bathroom and Ensuite
- Garage
- Driveway
- Summer House/Garden Room
- Popular Tarring Location





Double glazed UPVC door to:

Entrance Hall

Radiator. Access to loft via hatch. Storage cupboard.

Living Room

5.59m x 3.07m (18'4 x 10'1)

Double glazed bay window to front. Radiator. Levelled and coved ceiling.

Extended Kitchen/Dining Room

7.62m x 3.66m (25' x 12')

Roll edge work surface having inset single drainer stainless steel sink with swan neck mixer tap and draining board. Four ring gas hob. Fitted 'Bosch' double oven. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for tall fridge and freezer. Matching range or cupboards, drawers and eye level wall units.

Two double glazed windows. Two Velux windows. Double glazed French doors leading to rear garden. Radiator. Inset ceiling spotlighting.

Bedroom One

4.37m x 3.58m (14'4 x 11'9)

Double glazed bay window to front. Radiator. Door to:

Ensuite

Step in shower tray with glazed shower screen and Myra sport electric shower. Vanity unit with wash hand basin and mixer tap. Close coupled WC. Ladder style towel radiator. Double glazed window. Inset ceiling spotlighting.

Bedroom Two

3.58m x 3.07m (11'9 x 10'1)

Double glazed window and door to rear garden. Radiator. Levelled and coved ceiling.

Bedroom Three

3.58m x 2.36m (11'9 x 7'9)

Double glazed window. Radiator.

Bathroom/wc

Tiled walls and floor. Panelled bath with mixer tap, glazed shower screen, and electric Triton shower. Close coupled WC. Vanity unit with wash hand basin and mixer tap. Inset ceiling spotlighting. Ladder style towel radiator. Double glazed window.

Outside

South and West Facing Garden

A particular feature of this property is the well-established landscaped gardens providing secluded areas for sitting or

entertaining. The gardens offer mature shrubs and hedging borders with wildflowers. Decorative paving, shingled areas, and artificial lawn help keep the garden easy to maintain. Paved patio area with pergola. 6ft fencing to boundaries. There is also a uPVC double glazed garden room with sliding doors and power.

Garden Room

2.44m x 2.44m (8' x 8')

Double glazed patio doors. Power.

Driveway

Block paved having standing for one vehicle. Leading to:

Garage

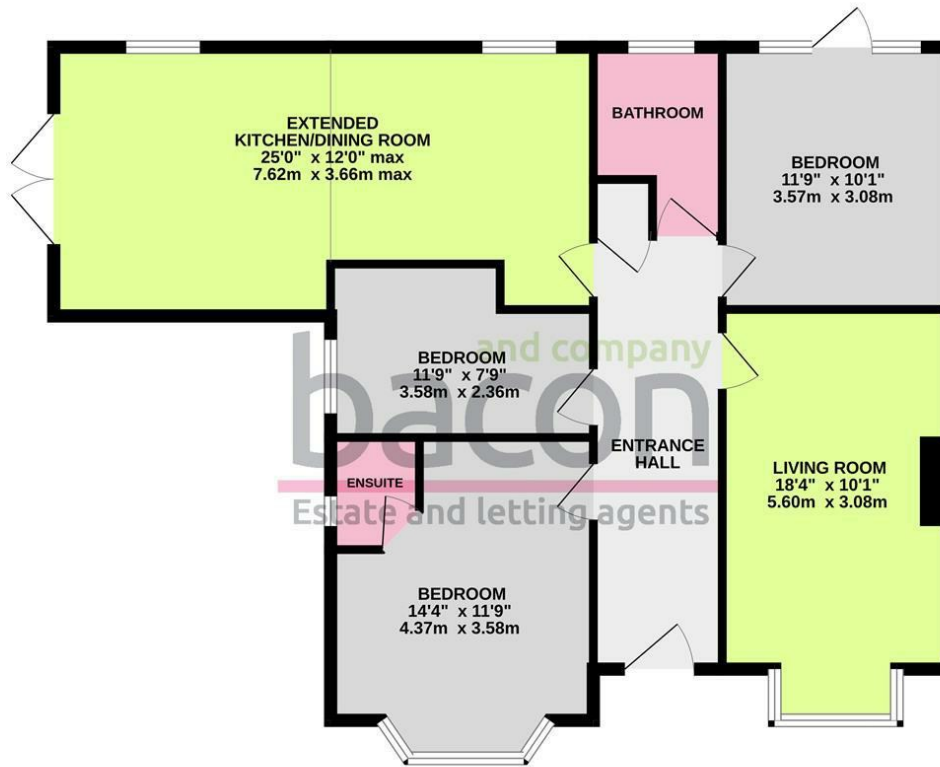
Electric rolling door. Power and light. Glazed window.

Front Garden

Well established garden with mature shrubs and wildflowers. Shingled for easy maintenance. Block paved pathway leading to front door and side gate giving access to the side and rear gardens.



GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk

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