



20 Wentworth Close, Worthing, BN13 2LQ
Guide Price £325,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this well presented three bedroom end of terrace family home positioned in this popular Salvington location with brilliant commuter links.

In brief the property comprises of a dual aspect bay fronted lounge area & open plan kitchen / dining room with space for all appliances, on the first floor you have three well proportioned bedrooms two of which are also dual aspect allowing plenty of light to flood through & a modern fitted family bathroom.

The property is sold with the added benefit of no on-going chain, please call us now to arrange your visit on 01903 524000.

- Chain Free
- Three Bedrooms
- End Of Terrace Family Home
- Dual Aspect Kitchen / Dining Room
- Bay Fronted Lounge
- Dual Aspect Master Bedroom
- Modern Family Bathroom
- Garage In Nearby Compound



Entrance Hallway

4.52m x 1.04m (14'10 x 3'5)

PVCU double glazed front door, vinyl flooring, single radiator, textured ceiling with coving, smoke detector, wall mounted heating control panel, stairs to first floor.

Bay Fronted Lounge

4.52m x 4.24m (14'10 x 13'11)

Dual aspect, PVCU double glazed bay window & Separate PVCU double glazed window, carpeted floor, single radiator, various power points, television point, access to understairs storage cupboard, textured & coved ceiling.

Dual Aspect Kitchen / Dining Room

4.52m x 3.15m (14'10 x 10'4)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for free-standing fridge freezer, space & provision for washing machine, inset one & a half bowl single drainer sink unit with mixer tap, integrated hob with extractor fan above, tiled splashbacks, two PVCU double glazed windows, PVCU double glazed door leading to rear garden, textured & coved ceiling, matching cupboard housing Alpha wall mounted boiler.

First Floor Landing

2.82m x 2.74m (9'3 x 9)

Carpeted flooring, various power points, loft hatch access, smoke detector, textured & coved ceiling.

Dual Aspect Master Bedroom

4.52m x 2.67m (14'10 x 8'9)

Carpeted floor, single radiator PVCU double glazed windows, television point, various power points, textured & coved ceiling.

Bedroom Two

3.20m x 2.21m (10'6 x 7'3)

Carpeted floor, various power points, television point, PVCU double glazed window, single radiator, textured & coved ceiling.

Dual Aspect Bedroom Three

3.18m x 2.21m (10'5 x 7'3)

Carpeted floor, various power points, single radiator, two PVCU double glazed windows, textured & coved ceiling.

Modern Family Bathroom

1.78m x 1.63m (5'10 x 5'4)

Vinyl flooring, panel enclosed bath with shower

attachment from taps, pedestal hand wash basin with vanity unit below & mixer tap, low flush WC, single radiator, PVCU double glazed obscured glass window, extractor fan, textured & coved ceiling.

Externally

Front Garden & Side Garden

Mainly laid to lawn with various shrub borders.

Rear Garden

Patio area stepping onto large lawned area having various shrub borders, gated rear access, fence enclosed.

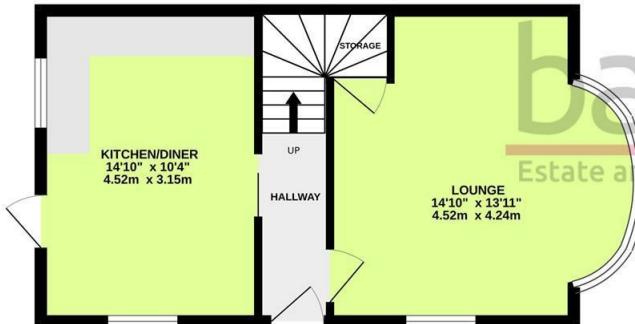
Garage In Compound

Having an up & over door.

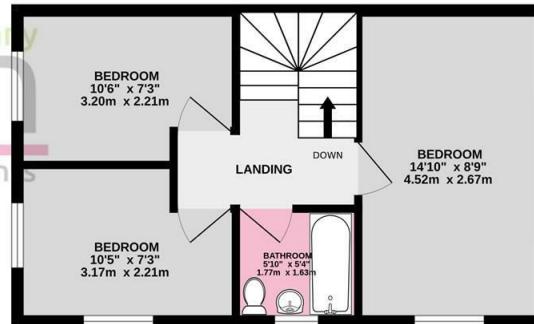
Council Tax

Band C

GROUND FLOOR
 398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
 368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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 internal or external features are approximate only 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 | | 88 |
| (81-91) B | | 69 |
| (69-80) C | | |
| (55-68) D | | |
| (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 confirm their condition or working order.

