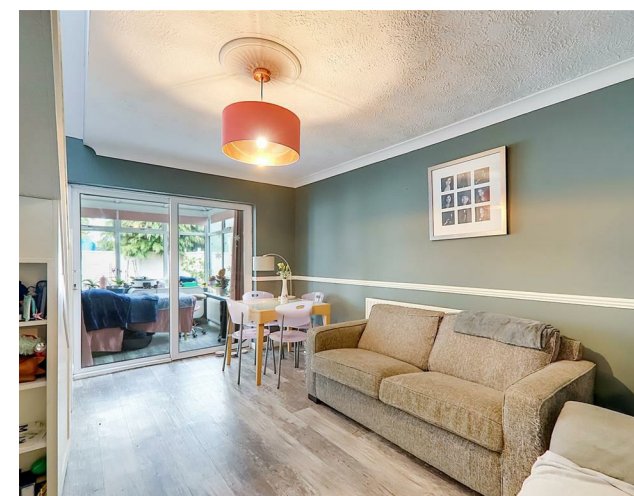




55 Leeward Road, Worthing, BN13 1NB  
Guide Price £450,000

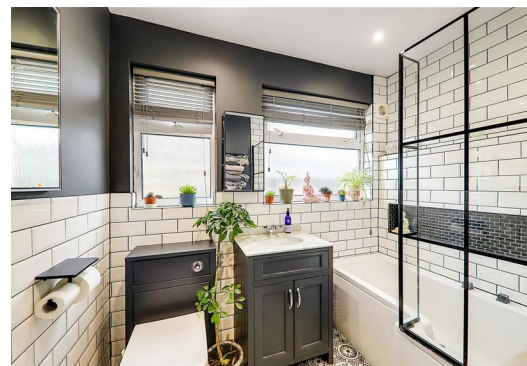
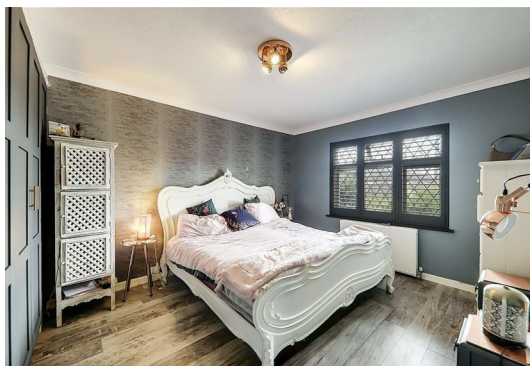




A modern three/four bedroom, two bathroom semi detached chalet bungalow located in the sought after Tarring area. Briefly the accommodation comprises to the ground floor: entrance porch, entrance hall, living room, conservatory, modern kitchen, bedroom, reception room/bedroom, utility room and family bathroom/wc. To the first floor there are two further bedrooms and shower room/wc. Externally there are maintained front and rear gardens, garage and driveway.

- Semi Detached Chalet Bungalow
- Three/Four Double Bedrooms
- Two/Three Reception Rooms
- Two Bathrooms
- Modern Kitchen
- Off Road Parking
- Garage
- Rear Garden
- Utility Room
- Close to Local Schools, Shops and Ammenties









### Entrance Hall

Recessed storage cupboard with room for coats and shelving. Picture rail. Cupboard with white granite surface. Further recessed storage cupboard. Central heating thermostat. Amtico flooring.

### Living Room

4.67m x 3.71m (15'4 x 12'2)

Double glazed sliding patio doors to conservatory. Dado rail. Radiator. Under the stairs storage cupboard. Amtico flooring.

### Conservatory

3.05m x 2.49m (10' x 8'2)

Double glazed window surround. Double glazed French doors leading to garden. Radiator. Amtico flooring. Solid climate roof installed in 2024.

### Modern Kitchen

3.66m x 2.59m (12' x 8'6)

Square edge worksurface having insect one and a half bowl composite drainer, pull down mixer tap and grooved draining board. Fitted oven. Fitted microwave. Space for American sized fridge freezer. Space and plumbing for dishwasher. Five ring gas hob with extractor fan over. Matching range of cupboards, drawers and eye level wall units. Double glazed window. Double glazed UPVC door. Cupboard housing 'Ideal' combination boiler supplying gas central heating and hot water. Tiled splash back surround. Amtico flooring.

### Bathroom/wc

P shaped panelled bath with mixer tap. Wall mounted shower controls with overhead rainfall shower and separate attachment. Vanity unit within inset ceramic sink, mixer tap and cupboards below. Concealed cistern wc. Mirrored medicine cabinet. Further wall mounted mirror with LED lighting. Two double glazed windows. Inset ceiling spotlighting. Towel radiator. Underfloor heating.

### Bedroom

4.27m x 3.35m (14' x 11')

Double glazed lead light windows to front with plantation shutters. Radiator. Two built-in double wardrobes with shelving and hanging rails. Amtico flooring.

### Bedroom/Dining Room

3.86m x 3.66m (12'8 x 12')

Double glazed lead light bay window to front with plantation shutters. Dado rail. Radiator. ABX freestanding wood burner. Built-in shelving. Amtico flooring.

### Utility Room

2.67m x 1.88m (8'9 x 6'2)

Roll edge works surface with single draining sink and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Double glazed window. Radiator.

Stairs from living room to:

### Landing

Double glazed Velux window.

### Bedroom

5.36m x 2.34m (17'7 x 7'8)

Dual aspect. Two double glazed Velux windows. Radiator. Access to eve storage via hatch.

### Bedroom

5.36m max x 4.39m max (17'7 max x 14'5 max)

L shaped. Dual aspect. Two double glazed Velux windows. Radiator. Access to Eve storage via hatch on either side.

### Shower Room

White suite comprising step in shower tray with tiled surround, glazed shower screen. Electric triton shower. Vanity unit with wash hand basin, mixer tap and drawers below. Close coupled WC. Radiator. Double glazed Velux window.

### Outside

#### Rear Garden

Area of block paving. Further area of slab paving ideal for having outdoor table and chairs. Rest being laid to lawn.

#### Front Garden

Formal wall to front. Area of laid to lawn. Borders of small trees, bushes and shrubs.

#### Driveway

Block paving with space for 2-3 vehicles. Hard wood Driveway gates leading to:

#### Garage

Brick built. Up and over door.

#### Tenure and Council Tax Band

Tenure: Freehold

Council tax band: Band D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

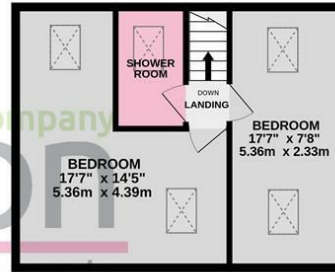
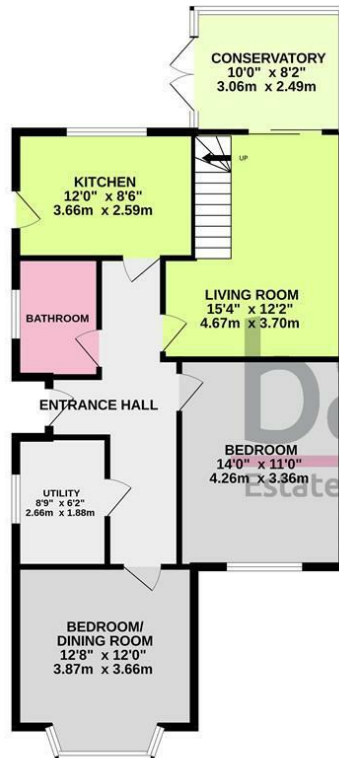






GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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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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>                            |                         | 78        |
| (55-68) <b>D</b>                            | 64                      |           |
| (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



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