



77 Cedar Avenue, Worthing, BN13 2HU  
Guide Price £375,000

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A three bedroom extended semi detached family home in this popular location of Salvington with the added benefit of a south aspect rear garden and outbuilding/garden room. Briefly the accommodation comprises: brick built entrance porch, hallway, living/dining room with open fireplace, extended kitchen and family room, three bedrooms and bathroom/wc. Externally there is a south facing rear garden, outbuilding arranged as a garden room and separate shed, front garden and garage located in compound. Further benefits included, double glazing, gas central heating and CAT6 cabling for internet and networking. The property is in close proximity to local shops, primary and secondary schools, amenities and local transport connections

- Semi Detached Family Home
- Three Bedrooms
- Extended Kitchen and Family Room
- South Facing Garden
- Garage
- Outbuilding
- 24'1 Living/Dining Room
- Double Glazing, Gas Central Heating, CAT6
- Close to local schools, shops and amenities





#### Entrance Porch

Double glazed composite door. Radiator. Further double glazed window. Inset ceiling spotlighting activated by walk in sensor. Brick built

#### Entrance Hall

Understairs storage cupboard. Radiator. CAT6 data point

#### Living/Dining Room

7.34m x 3.28m max (24'1 x 10'9 max)

Double glazed window to front. Two radiators. Open fire place with slate hearth and tiled chimney breast. CAT6 data point

#### Extended Kitchen and Family Room

l shaped 5.33m x 5.18m max measurements (l shaped 17'6 x 17' max measurements)

Roll edge work surface having inset one and a half bowl composite sink with mixer tap and draining board. Space for Rangemaster cooker. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher and tall fridge freezer. Excellent range of matching cupboards, drawers and eye level wall units. Tiled splashback surround.

Inset ceiling spotlighting. Double glazing with French doors leading to rear garden. Radiator. CAT6 data point

Stairs from entrance hall to:

#### Landing

Access to loft via pull down ladder. Doors to all rooms.

#### Bedroom One

3.86m x 3.28m (12'8 x 10'9)

Double glazed window to front. Radiator. Built in shelved storage cupboard. Built in double wardrobe with shelving, hanging rail and sliding doors. CAT6 data point

#### Bedroom Two

3.30m x 3.28m (10'10 x 10'9)

Double glazed window overlooking rear garden. Radiator. CAT6 data point

#### Bedroom Three

2.90m x 1.93m (9'6 x 6'4)

Double glazed window to front. Radiator. CAT6 data point

#### Bathroom/wc

White suite comprising paneled 'P' shaped bath with mixer tap and glazed shower screen. Electric 'Mira sport' over head shower. Vanity unit comprising concealed cistern wc. Wash hand basin and mixer tap and cupboard below. Mirrored cabinet having internal shaver socket, demister glass and lighting. Ladder style towel radiator. Double glazed window.

#### Outside

#### South Facing Rear Garden

Paved patio area with space for outdoor furniture. The rest being laid to lawn. Six foot fenced surround. Access to front via side gate.

#### Outbuilding

Timber built. Arranged into two sections which the main section is a garden room measuring 11'4 x 9'6 with power, light, CAT6 data point and double glazing. The second section is storage shed ideal for tools, garden furniture etc.

#### Front Garden

Paved pathway to front door. The rest being laid to lawn with borders of mature shrubs, bushes and trees.

#### Garage

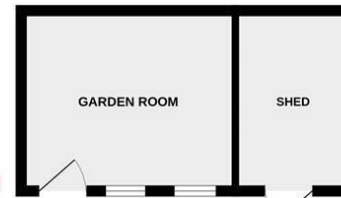
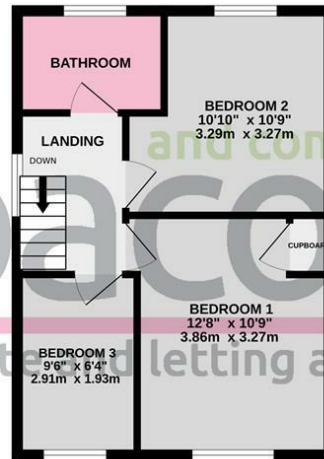
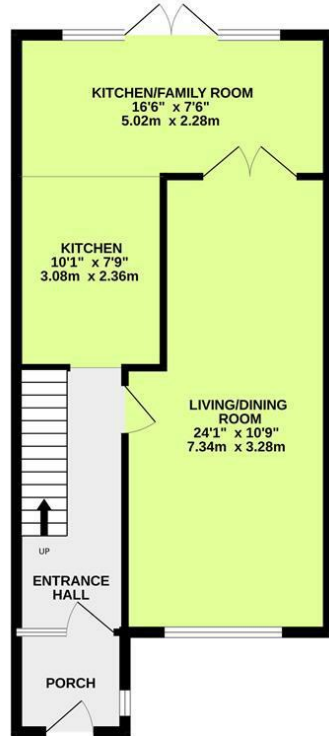
Brick built. Up and over door.



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.

GARDEN



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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| 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>                            | 69                         | 80        |
| (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<br>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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