



3 Blackbird Lane, Worthing, BN12 6BW  
£2,200 Per Calendar Month

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We are pleased to offer this superb, detached, 4 bedroom property in quiet cul-de-sac, on the popular Yeoman Chase development will be available to let mid February. Close to the A259 & A27, it is ideally located. The mainline train station is just a short walk away. The property benefits from a South facing garden and from the front looks onto a delightful green space with children's play area. Modern kitchen with white, high gloss wall and base units, integrated electric hob and double oven, dishwasher and space for washing machine. Vinyl grey laminate effect flooring which leads from the kitchen through to the hallway and lounge. Internal access to the garage. Downstairs WC. Bright, spacious lounge and dining area. French doors leading to the garden. Upstairs, 3 very good-sized double bedrooms. One large master double, built-in-wardrobes, ensuite with white suite, double size shower. Family bathroom with mixer tap shower over bath. EPC Rating B. GCH.

- Driveway and Garage
- South Facing Garden
- 12 Month Let Available
- Close to the A259 & A27



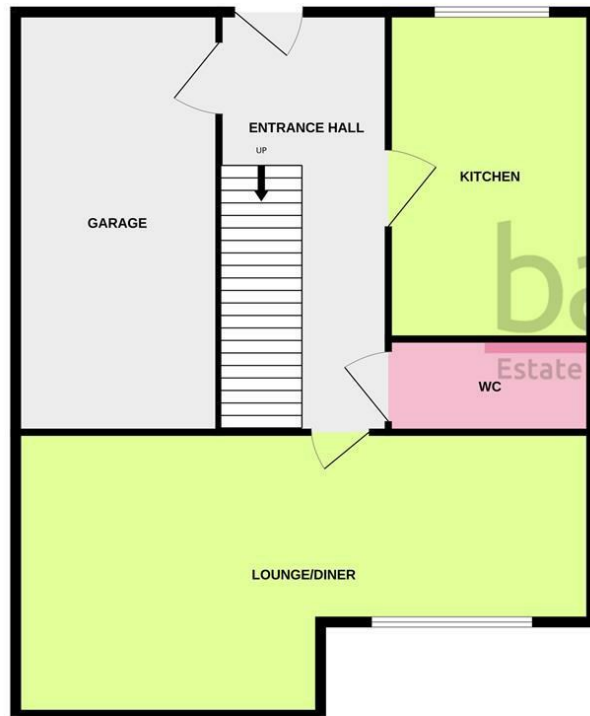




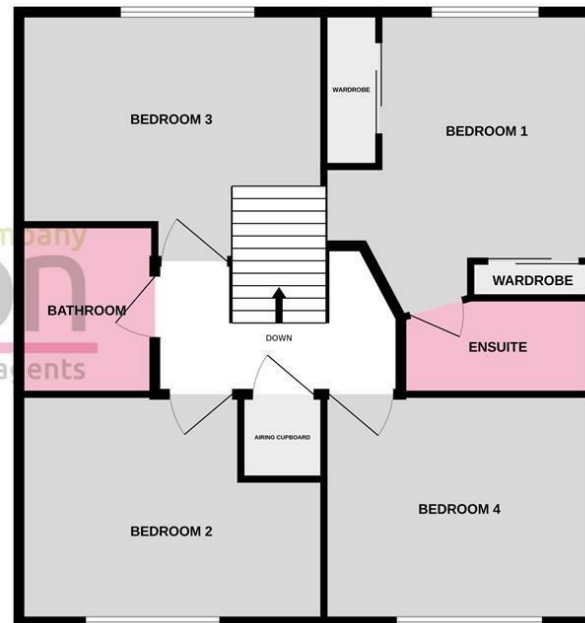




GROUND FLOOR



1ST 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 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>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (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 confirm their condition or working order.



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