



33a Chester Avenue, Worthing, BN11 2EB  
Price £325,000

and company  
**bacon**  
Estate and letting agents



Built in 2024 this end of terrace home offers modern accommodation with off road parking and lawned rear garden. The accommodation briefly comprises entrance hall, cloakroom/Wc, lounge, kitchen/breakfast room, first floor landing, two bedrooms and bath/shower room/Wc. Benefits include double glazing, gas central heating and modern boiler. Available chain free.

- Built in 2024
- End Terrace House
- Off Road Parking
- Three Bedrooms
- Bath / Shower Room/Wc
- GF Wc
- Lawned Rear Garden
- Chain Free





Front door opening to;

#### Entrance Hall

LVT flooring. Door to lounge.

#### Lounge

5.91 x 3.00 (19'4" x 9'10")

LVT flooring. Double doors opening to kitchen.  
Double glazed window. Vertical radiator.

#### Kitchen / Breakfast Room

4.75 x 3.93 (15'7" x 12'10")

Range of working surfaces with cupboards and drawers fitted under. Inset one and half sink unit. Fitted hob with oven under and concealed extractor above. Space for fridge/freezer. Integrated dishwasher. Space for washing machine. Range of matching wall cupboards. Recessed storage cupboard. Vertical radiator. Double glazed window and door to rear. LVT flooring.

#### Cloakroom Wc

Low level flush Wc. Wall mounted wash hand basin. Double glazed window.

#### First Floor Landing

Double glazed window.

#### Bedroom One

4.67 x 2.98 (15'3" x 9'9")

Double glazed window. Radiator. Recessed cupboard.

#### Bedroom Two

3.79 x 2.76 (12'5" x 9'0")

Double glazed window. Radiator.

#### Bath / Shower Room/Wc

2.71 x 2.04 (8'10" x 6'8")

Modern freestanding bath with feature taps, step in shower cubicle, vanity sink with drawer

under and feature splashback. Low level flush Wc. Chrome towel radiator.

#### Front Garden / Driveway

Providing off road parking.

#### Rear Garden

Laid to lawn with patio. Rear access gate.

#### Required Information

Council tax band: B

Draft version: 1

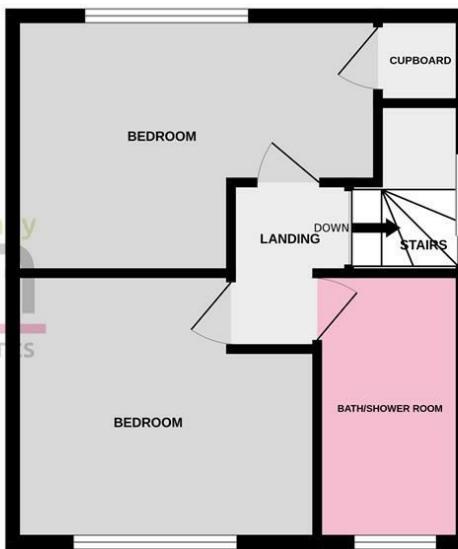
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



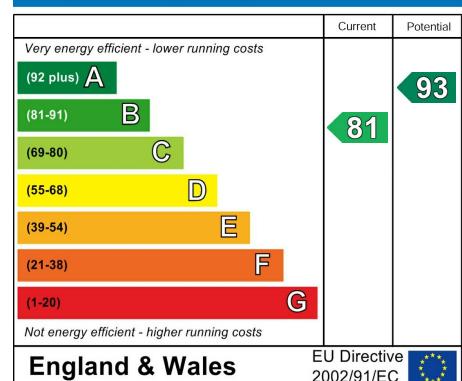
[HTTPS://PLANEDITOR.METROPIX.CO.UK/GFX/EDITOR/COMPLETE.PNG](https://PLANEDITOR.METROPIX.CO.UK/GFX/EDITOR/COMPLETE.PNG)

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.

Made with Metropix ©2025

and company  
**bacon**  
Estate and letting agents

#### Energy Efficiency Rating



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.



[baconandco.co.uk](http://baconandco.co.uk)

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

01903 524000

[broadwater@baconandco.co.uk](mailto:broadwater@baconandco.co.uk)