



8 Blenheim Avenue, Worthing, BN13 2AN
Guide Price £325,000

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Estate and letting agents



**** SOLD PRIOR TO MARKETING **** A detached bungalow offered for sale with vacant possession with accommodation including as follows: Entrance Hall, Lounge/Diner, kitchen, two double bedrooms and a shower room/WC. Externally there is a private rear garden, front garden and a private drive to garage. Viewing recommended.

- Salvington Location
- DETACHED Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Kitchen
- Shower Room/WC
- Private Garden and Garage
- Vacant Possession





Entrance

Front door to:

Entrance Hall

Radiator, recessed storage cupboard.

Lounge/Diner

5.59m x 3.61m (18'4 x 11'10)

Double glazed picture window to the front and window to side, feature fireplace, radiator.

Kitchen

3.61m x 2.59m (11'10 x 8'6)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring hob, range of wall cupboards and part tiled walls, radiator, double glazed door to rear garden, space for appliances.



Bedroom 1

3.76m x 3.53m (12'4 x 11'7)

Double glazed window, radiator.

Bedroom 2

4.34m x 2.59m (14'3 x 8'6)

Double glazed window and door to rear garden, radiator.

Shower Room/WC

Step in fully tiled shower cubicle, wash hand basin with cupboard under, low level flush WC, part tiled walls, heated towel rail.

Rear Garden

Enclosed by walling, mainly paved with door to garage and side access.

Front Garden

Mainly paved.



Garage/Parking

Private drive to garage.

Council Tax

Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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