



43 Beeches Avenue, Worthing, BN14 9JE  
Guide Price £485,000

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We are delighted to offer for sale this extremely well presented detached two bedroom bungalow in this popular Charmdean location a short walk from the South Downs National Park.

In brief the property consists of an open plan kitchen / dining room to the rear with bi-folding doors leading out into the private enclosed West aspect rear garden, you have a separate snug / lounge area again having bi-folding doors to the garden, there are two spacious double bedrooms one of which has a built in wardrobe space & has the added benefit of being bay fronted, there is a modern fitted kitchen with granite work surfaces & also a well finished shower room, externally there is an undercover utility space & both front & rear gardens, the West aspect rear garden has direct access to the South Downs National Park via a gate to the rear & the front is mainly laid to parking for approximately three vehicles.

Call today to arrange your viewing!

- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- West Aspect Rear Garden
- Access to South Downs
- Cul-De Sac Position
- Sought After Catchment
- Viewing Essential





### Porch

1.83m x 0.91m (6'1 x 3'9)

Wooden flooring, PVCU double glazed window with integrated shutter blinds, PVCU double glazed front door.

### Entrance Hallway

6.1m x 0.91m (20'11 x 3'7)

Wooden flooring, wall mounted electric cupboard housing fuseboard, wall mounted heating control panel, skimmed ceiling with coving, radiator, fitted storage cupboard with hanging rail & shelving above, loft hatch access.

### Separate Lounge

4.29m x 3.61m (14'1 x 11'10)

Carpeted flooring, radiator, television point, skimmed & coved ceiling, Bi-folding doors leading to rear garden with integrated shutter blinds.

### Dining Room

4.11m x 2.82m (13'6 x 9'3)

Wooden flooring, radiator, television point, Bi-folding doors leading to rear garden, skimmed ceiling with coving & spotlights, opening into Modern Fitted Kitchen.

### Modern Fitted Kitchen

3.00m x 2.82m (9'10 x 9'3)

Wooden flooring, square edge granite work surfaces with

cupboards below & matching eye level cupboards, inset stainless steel sink unit with mixer tap & porcelain single drainer, fitted eye level oven & grill, inset four ring induction hob with extractor fan over, PVCU double glazed window with integrated shutter blinds, PVCU double glazed door with integrated shutter blinds, skimmed ceiling with coving & spotlights.

### Master Bedroom

4.83m x 3.61m (15'10 x 11'10)

Carpeted flooring, radiator, television point, fitted triple wardrobe with various hanging rails & shelving having mirrored doors, skimmed ceiling with spotlights, PVCU double glazed bay window with integrated shutter blinds.

### Bedroom Two

2.95m x 2.69m (9'8 x 8'10)

Carpeted flooring, radiator, PVCU double glazed windows with integrated shutter blinds, textured ceiling with coving.

### Modern Fitted Shower Room

2.44m x 2.13m (8'4 x 7'7)

Tiled flooring, low flush WC, contemporary hand wash basing with mixer tap & drawers below, chrome ladder style heated towel rail, fitted shower cubicle having an integrated power shower, radiator, fully tiled walls, skimmed ceiling with spotlights, PVCU double glazed windows with integrated shutter blinds.

### Externally

#### Front Garden

Mainly laid to block paving offering off street parking for approximately three plus vehicles, gated side access, dwarf wall & fence enclosed.

#### Rear Garden

Indian sandstone patio area, leading onto large lawned area with various flower & shrub borders, two timber built storage sheds, outside lighting, wall mounted awning, fence enclosed, gated rear access leading directly to South Downs National Park.

#### Council Tax

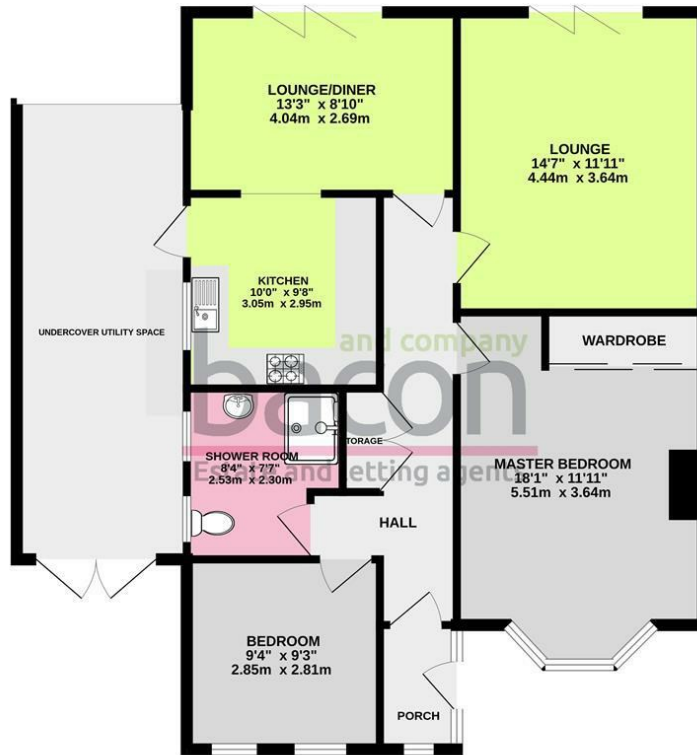
Band D

#### Outside Undercover Utility Space

Laid to patio, roll edge laminate work surfaces with cupboards below, space & provision for washing machine & tumble dryer, outside power sockets, double opening gates to front of the property.



GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.  
While 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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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