



15 A Becket Gardens, Worthing, BN13 2BW  
Guide Price £375,000

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A two to three bedroom semi detached bungalow located within a popular catchment and close to local shops and amenities. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room/bedroom three, conservatory, kitchen, two double bedrooms, shower room/w.c, loft, private driveway, garage, front and rear gardens.

- Semi Detached Bungalow
- Two to Three Bedrooms
- Popular Catchment
- Double Glazed Windows
- Gas Central Heating
- West Rear Garden
- Driveway & Garage
- No Onward Chain





#### Enclosed Entrance Porch

0.97m x 0.89m (3'2 x 2'11)

Accessed via a double glazed front door. North aspect obscure glass double glazed window. Inner part glazed wooden door to the reception hall.

#### Reception Hall

5.49m x 1.70m max (18'0 x 5'7 max)

Radiator. Built in storage cupboard. Coved and textured ceiling with access to loft space that covers the bungalows footprint and has a power socket and light point.

#### Lounge

3.66m x 3.35m (12'0 x 11'0)

West aspect via double glazed windows and door to the conservatory. Fireplace having a raised tiled hearth, surround and mantle over. Two radiators. Coved and textured ceiling. Opening to dining room.

#### Conservatory

4.27m x 2.49m (14'0 x 8'2)

Triple aspect via South, West and North facing double glazed windows all with fitted blinds. Pitched glazed roof with fitted blinds. Wall light point. Wood flooring. Radiator. Double glazed sliding doors to the rear garden.

#### Dining Room/Bed 3

3.66m x 2.41m (12'0 x 7'11)

West aspect via double glazed windows. Radiator. Coved and textured ceiling.

#### Kitchen

2.79m x 2.54m (9'2 x 8'4)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below.

Space for further appliances. Part tiled and part wood panelled walls. Radiator. Fitted breakfast bar. Tile effect vinyl flooring. Built in airing cupboard with slatted shelving and water tank. Built in shelved storage cupboard with double glazed window and the homes wall mounted central heating boiler. Coved and textured ceiling. South aspect double glazed window and door to driveway.

#### Bedroom One

4.39m into bay x 3.63m (14'5 into bay x 11'11)

East aspect double glazed bay window. Fireplace with a raised tiled hearth, tiled surround and mantle over. Fitted storage cupboards and display plinths. Radiator. Coved and textured ceiling.

#### Bedroom Two

3.63m x 3.05m (11'11 x 10'0)

East aspect double glazed windows. Fireplace with a raised tiled hearth, tiled surround and mantle over. Radiator. Coved and textured ceiling.

#### Shower Room

1.75m x 1.70m (5'9 x 5'7)

Fitted suite comprising of a step in shower cubicle with shower unit, pull down seat, hand rail and glazed screening. Wash hand basin having mixer taps and storage cupboard below. Concealed push button w.c. Wood effect LVT flooring. Chrome ladder design radiator. Coved and textured ceiling with spotlights. Obscure glass double glazed window.

#### OUTSIDE

##### Front Garden

Laid to lawn with a flower and shrub border and raised flower and shrub bed. Brick block paved pathway to the homes front door.

##### Rear Garden

West facing and a further feature of the home. The first area of garden is paved to the rear and width of the home and offers ample space for garden table and chairs. The majority of garden is then laid to lawn. Wood chipped flower and shrub borders and bed. Water butt. Concrete pathway to the rear of the garden and greenhouse.

##### Private Driveway

Brick block paved and providing off street parking for several vehicles. External brick store. Outside water tap. Access to garage. Side gate to rear garden.

##### Garage

5.56m x 3.02m (18'3 x 9'11)

Brick built and accessed via an up and over door. Pitched tiled roof. West and North facing double glazed windows. Power and light. Double glazed door to rear garden.

##### Council Tax

Council Tax Band C



GROUND 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
<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>		<b>68</b>
(39-54) <b>E</b>	<b>51</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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