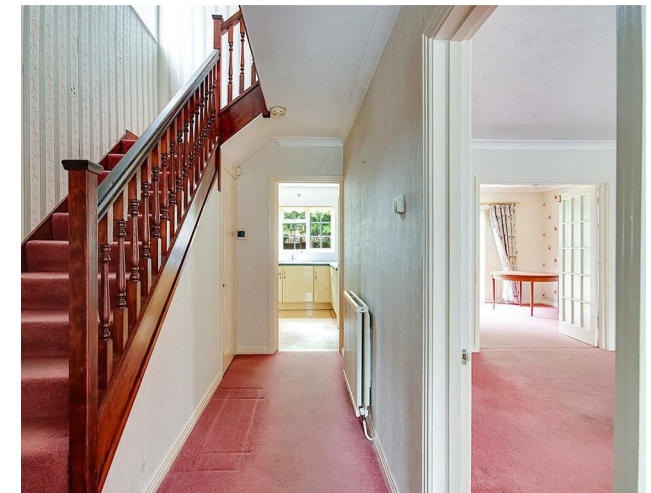




16 Vicarage Fields, Worthing, BN13 3SF
Asking Price £600,000

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A spacious four bedroom, two reception room detached family home located in Vicarage Fields. Accommodation comprises; a large bay fronted lounge with double doors leading to a separate dining room, fitted kitchen with integrated appliances, separate utility room, downstairs cloakroom. On the first floor; three well proportioned double bedrooms with a further fourth bedroom and a family bathroom. Externally the property has a west facing rear garden, garage and driveway. Ideally situated in this quiet cul-de-sac location with local shops and amenities nearby with a more comprehensive range of facilities available from Worthing town centre. Buses serve the area with the nearest train services available from Durrington railway station and easy access to both the A27 and A24.

- Detached Family Home
- Four Bedrooms
- Downstairs WC/Shower Room
- Garage & Driveway
- Utility Room
- Popular Quiet Location
- West Facing Garden
- Chain Free





Front Door Into Vestibule

Glazed Door Leading To Inner Hallway

Carpet. Radiator. Access to under stairs cupboard with shelf and hang rail.

Downstairs Wc/Shower Room

Fully tiled walls. Concealed cistern Wc . Heated towel rail. Mirrored vanity cabinet. Sink with cabinet storage below. Step in shower with sliding glass door and grab rail. Wall mounted shower on riser rail. Dome light. Obscure glass window.

Living Room

5.56 x 3.93 (18'2" x 12'10")

Spacious bay fronted living room. Electric fire with brick surround. Leaded light double glazed window. Two radiators. Pendant light. Glazed interior double door to:

Dining Room

3.91 x 3.31 (12'9" x 10'10")

Carpet. Radiator. Pendant light. Sliding patio door onto garden. Door to kitchen.

Kitchen

2.76 x 3.31 (9'0" x 10'10")

Range of base units and matching wall mounted cabinets above.



Worktop incorporating double sink and drainer. Double oven/grill. Four ring gas hob. Dishwasher. Under counter fridge with freezer compartment. Leaded light double glazed windows overlooking the rear garden.

Utility Room

4.54 x 1.51 (14'10" x 4'11")

Space for under counter washing machine and tumble dryer. Worktops incorporating sink and drainer. Space for freestanding fridge and freezer. Boiler.

Internal Door Leading To Garage

Garage

Front access via up and over door. Power and light. Gas and electric meter.

Stairs To First Floor Landing:

Radiator. Leaded light window. Airing cupboard. Access to loft hatch with pull down ladder.

Bedroom One

3.92 x 3.32 (12'10" x 10'10")

Spacious double bedroom with bay fronted window. Carpet. Fitted wardrobe with shelf and hang rail. Overbed wardrobe. Leaded light double glazed window. Radiator. Pendant light.



Bedroom Two

3.63 x 3.33 (11'10" x 10'11")

Double bedroom overlooking the rear garden. Fitted wardrobes with shelf and hang rail. Radiator. Leaded light double glazed window. Pendant light.

Bedroom Three

3.35 x 2.44 (10'11" x 8'0")

Double bedroom overlooking the rear garden. Carpet. Radiator. Leaded light double glazed window. Fitted wardrobes with shelf and hang rail. Pendant light.

Bedroom Four

2.75 x 3.03 (9'0" x 9'11")

Carpet. Leaded light double glazed window. Pendant light. Fitted wardrobe with shelf and hang rail. Radiator.

Family Bathroom

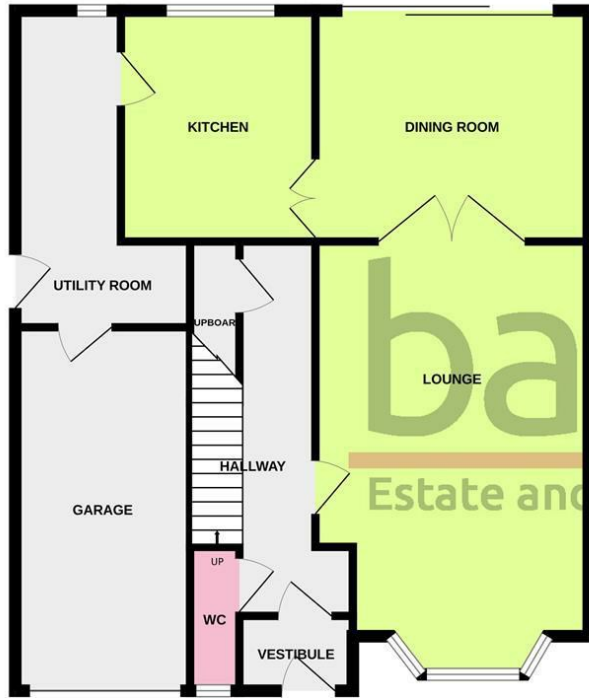
Fully tiled bathroom. Bath with glass shower screen. Multi function electric shower. Heated towel rail. Obscure double glazed window. Vanity mirror with LED downlights. Wash hand basin with cabinet storage below. Bidet. Concealed cistern toilet. Downlights.

Garden

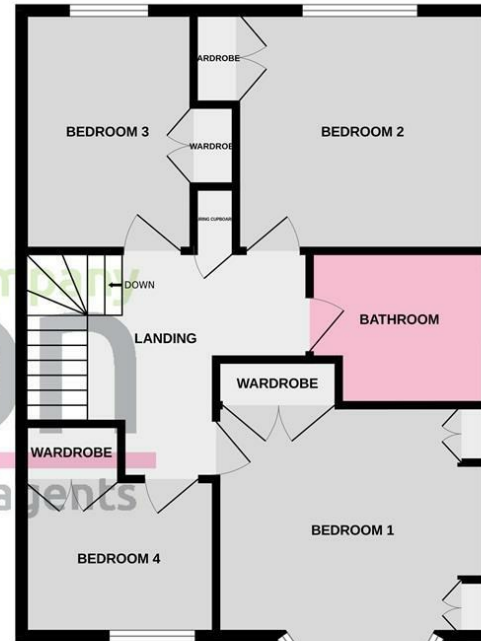
Westerly aspect rear garden. Mainly laid to lawn with patio area. Shed. Well established trees and shrubs.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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