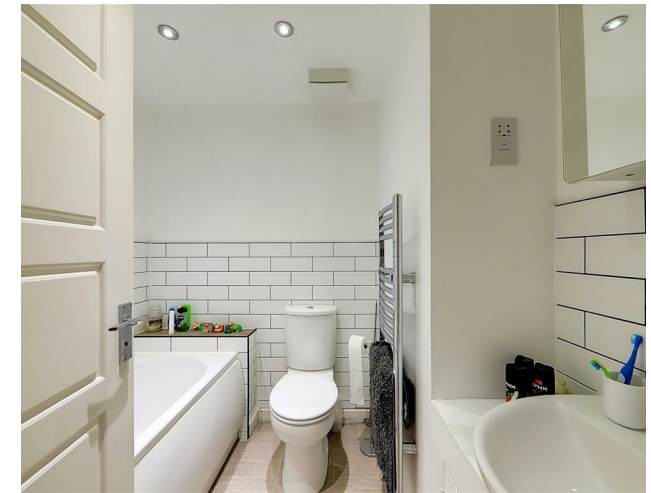




8 Overton Road, Worthing, BN13 1FF

Price £325,000

bacon and company
Estate and letting agents



Explore this lovely two-bedroom semi-detached house located within the popular Cissbury Chase Development, Goring By Sea. The accommodation briefly comprising, entrance hall, cloakroom/Wc, kitchen, lounge/dining room, first floor landing, bedroom one with en suite shower room/Wc, further double bedroom and a modern family bathroom/Wc. Externally the property boasts a SOUTH FACING rear garden, open plan front garden and two private off road parking spaces located at the front of the property. ***Viewing advised***

- Semi Detached House
- Two Double Bedrooms
- South Facing Rear Garden
- Ensuite Shower Room/Wc
- GF Cloakroom/WC
- Two Allocated Parking Spaces
- South Lounge/Dining Room
- Goring By Sea





Front door opening to

Entrance Hall

Storage cupboard housing utility meters and wall mounted boiler. Radiator. LVT flooring.

Cloakroom/Wc

Low level flush Wc. Radiator. Pedestal wash hand basin and splashback.

Lounge / Dining Room

5.97 max x 3.89 (19'7" max x 12'9")

Staircase rising to the first floor with under stairs cupboards and storage space. Double glazed windows and doors over looking and leading to the rear garden. Radiator. LVT flooring.

Kitchen

3.07 x 1.85 (10'0" x 6'0")

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted four ring gas hob with oven under and extractor above. Range of matching wall cupboards. Part tiled walls.

Space for fridge/freezer, washing machine and dishwasher. Double glazed windows. Spotlights and under cupboard lighting.

First Floor Landing

Access hatch to loft space.

Bedroom One

3.86 x 3.81 (12'7" x 12'5")

Built in cupboard with shelves. Two double glazed windows. Radiator.

Ensuite Shower Room/Wc

1.88 x 1.63 max (6'2" x 5'4" max)

Step in shower cubicle with glass sliding door, pedestal wash hand basin and low level flush Wc. Radiator. Spotlights. Extractor fan.

Bedroom Two

3.86 x 2.51 (12'7" x 8'2")

Two double glazed windows. Radiator.

Bathroom/Wc

2.01 x 1.88 (6'7" x 6'2")

Suite comprising panelled bath with shower attachment and tiled surround, vanity cupboard with inset wash basin and tiled splash back and low level flush Wc. Chrome Towel radiator. Extractor fan. Shaver point.

South Facing Rear Garden

Paved patio nearer the house with pathway to further patio to the rear of the garden. The remainder is laid to artificial lawn.

Two Parking Spaces

Allocated to the front of the property as Number 216 & 216

Required Information

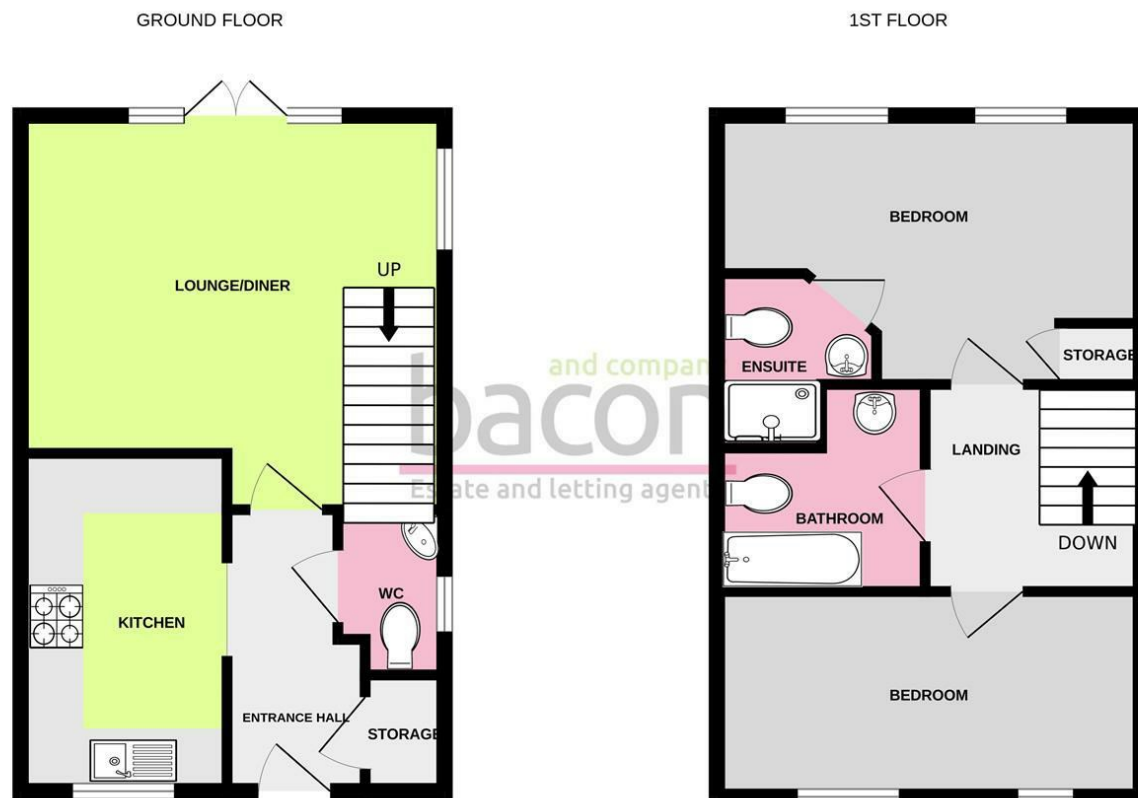
Estate Management Charge: £320 PA

Council tax band: C

Draft version: 1

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





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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 confirm their condition or working order.



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk