



18 Glenbarrie Way, Worthing, BN12 6PY

Price £415,000

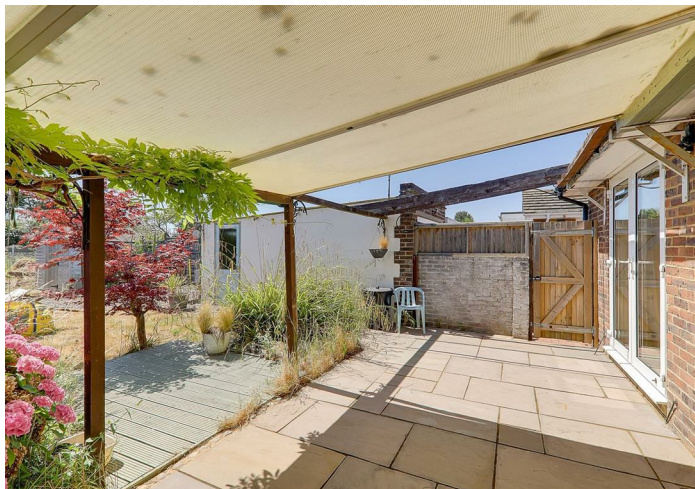
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A two bedroom semi detached bungalow with impressive SOUTH FACING rear garden available CHAIN FREE. Located in popular Salvington with the accommodation briefly comprising, entrance hall, lounge, kitchen/breakfast room, two double bedrooms and bath/shower room/Wc. Externally there is a South facing rear garden, block paved front garden and driveway leading to a garage.

- Semi Detached Bungalow
- Chain Free
- Popular Ferring
- South Facing Rear Garden
- Two Double Bedrooms
- Private Drive & Garage
- 17ft Lounge
- 14ft Kitchen/Breakfast Rm





Covered Porch

Double glazed front door opening to;

Entrance Hall

Varnished wood floor. Double cloaks cupboard. Meter cupboard. Radiator.

Living Room

5.21 x 3.29 (17'1" x 10'10")
Double glazed window. Radiator.

Kitchen / Breakfast Room

4.29 x 3.29 (14'1" x 10'10")
Worktop with inset single drainer sink unit and cupboards and drawers fitted under. Further work surface with space under for appliances. Wall cupboards with open and display shelves. 24 height built-in cupboards with shelves and gas meter. Double glazed window and door overlooking the south facing rear garden.

Bedroom One

3.63 x 3.91 (11'11" x 12'10")
Double glaze window. Radiator. Mirror sliding door wardrobes to one wall.

Bedroom Two

3.63 x 3.34 (11'11" x 10'11")
Double glazed double doors overlooking and leading to south facing rear garden. Radiator. Inset spot lights.

Bath / Shower Room/Wc

2.64 x 1.69 (8'8" x 5'7")
Suite comprising modern roll top style bath with mixer tap, step in corner shower cubicle, vanity surface with inset wash hand basin and cupboards under, low level flush WC. Inset spotlights. Two double glaze window windows. Tiled walls. Tiled floor with underfloor heating.

South Facing Rear Garden

Modern patio terrace with per part covered pergola leading to painted decking area. The majority of the garden is laid to lawn with stocked mature planted borders. Timber shed. Personal door to garage. Outside. Gate providing side access to driveway.

Private Driveway

Block paved providing off road parking and leading to the garage.

Garage

5.26 X 2.76 (17'3" X 9'1")
With personal door to garden. Up and over door. Double glazed windows.

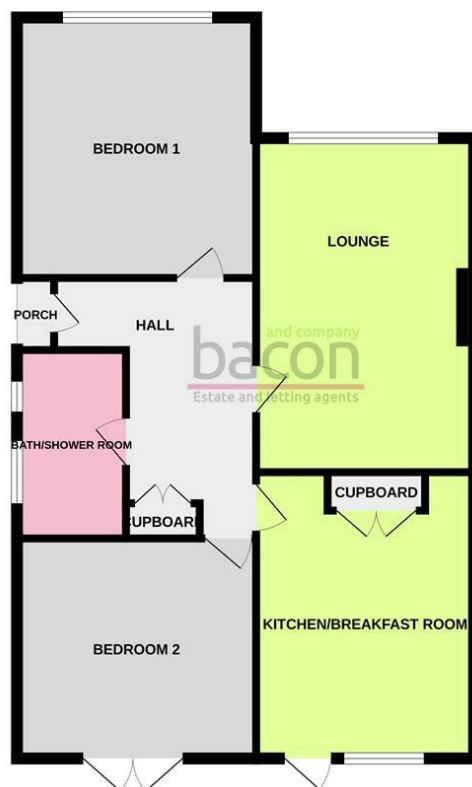
Required Information

Council tax band: D

Draft version: 1

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

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 misstatement. 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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 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.



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