



15 Henfield Close, Worthing, BN12 6BE

Price £320,000

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A two double bedroom semi detached bungalow located in popular Goring offered for sale CHAIN FREE. The accommodation briefly comprises, entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and bathroom/Wc. Externally there is a South facing rear garden, low maintenance front garden, private driveway and garage. Viewing Recommended.

- Semi Detached Bungalow
- Chain Free / South Garden
- Two Bedrooms
- Conservatory
- Private Driveway
- Garage
- Gas Central Heating
- Double Glazing





Double glazed front door with side window opening to;

### Entrance Hall

2.85 x 1.88 (9'4" x 6'2")

Cloaks cupboard housing electric and gas meters. Wall mounted central heating thermostat. Radiator. Access hatch to loft space.

### Lounge / Diner

5.55 x 3.30 (18'2" x 10'9")

Double glazed window. Two radiators. Tiled fireplace with inset fire.

### Kitchen

2.72 x 2.65 (8'11" x 8'8")

Work services with cupboards and drawers under. Inset single drainer sink unit. Space for two appliances. Radiator. Double glazed window to side. Double glazed door opening to conservatory. Wall mounted boiler. Tiled floor.

### Conservatory

4.84 x 1.99 (15'10" x 6'6")

With glass roof and double glazed windows overlooking the rear garden with double glazed stable door.

### Bedroom One

4.51 x 3.00 (14'9" x 9'10")

Fitted wardrobes to one wall. Double glazed window. Radiator.

### Bedroom Two

3.51 x 2.95 max (11'6" x 9'8" max)

Double glazed window. Radiator.

### Bathroom/Wc

2.67 x 1.73 (8'9" x 5'8")

Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level flush WC. Radiator. Parked tiled walls. Double glazed window. Built-in airing cupboard with slatted shelves.

### Rear Garden

South facing. Laid to lawn with pathway to side access gate. Mature planted borders.

### Private Driveway

Providing off-road parking and leading to the garage.

### Garage

With up and over door.

### Required Information

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.



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>		68	77
(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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